When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206
File Number: 21-2030

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12289-LV

Karen Johnson Davidson County
Batch# 658617 DEEDWARR
06/17/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210617-0081732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of June, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susanna Noel King 1148 Dawnwood Drive Old Hickory, TN 37138	NOVUS HOME MORTGAGE 20935 SWENSON DR STE 420 WAUKESHA, WI 53186	063 16 0B 202.00 - CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin A. Rodda and Edith P. Rodda, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Susanna Noel King, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of Hampton Park(formerly Chitwood Downs), a Planned Unit Development of record in Plat Book 6900, Page 403, as amended in Book 6900, Page 550, and corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Benjamin A. Rodda and Edith P. Rodda, by Warranty deed from Kenneth J. MacDonald, unmarried, of record in Instrument No. 20081203-0117456, in the Register's Office of Davidson County, Tennessee, dated on November 26, 2008 and recorded on December 03, 2008.

☒ This is improved property located at: **1148 Dawnwood Drive, Old Hickory, TN 37138**
☐ This is unimproved property located at: **1148 Dawnwood Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2021.

GRANTOR:

Benjamin A. Rodda

Benjamin A. Rodda

Edith P. Rodda

Edith P. Rodda

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin A. Rodda and Edith P. Rodda, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of June, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022