THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 676860 DEEDWARR
07/14/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20210714-0094820

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jason Maxwell and Frederica Maxwell 608 Summit Oaks Court Nashville, TN 37221	Owner	128-12-0B-011.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rafferty Pendery, and wife, Hana-li Pendery,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Maxwell and Frederica Maxwell** , hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Final Plat of Woodbury, Phase 2, Cluster Lot Planned Unit Development, of record in Plat Instrument 20140429-0035945, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rafferty Pendery, a married man, by Warranty Deed from Kevin Vo and Mai Lai, husband and wife, of record on October 11, 2017, at Instrument No. 20171011-0104425, Davidson County Register of Deeds.

This property is commonly known as 608 Summit Oaks Court, Nashville, TN 37221.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 12 **day of July, 2021**:

Rafferty Pendery

Hana-li Pendery

STATE OF FLORIDA

COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rafferty Pendery and Hana-li Pendery ,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of July, 2021:

Chris Brouzet
Notary Public

My Commission Expires: 05/17/2025

CHRIS BROUZET
Commission # HH 121098
Expires May 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$617,000.00**:

Amanda Wilson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 12th DAY OF July, 2021:

Lori C Warren
Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12th, 2021 (date of document).

Date: July 13, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 13th day of July, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON