WARRANTY DEED

Karen Johnson Davidson County
Batch# 715477 DEEDWARR
09/14/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20210914-0123138

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Kurt Duren	Trustmark National Bank	096 06 0B 060.00
(NAME)	(NAME)	
1227 Chickadee Circle	201 Country Place Pkwy, Ste B	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pearl, MS 39208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sue Ann Fox and Robert Michael Hall, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Douglas Kurt Duren and Deborah Jennings Duren, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Lot 64D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076 and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sue Ann Fox, a single woman by Warranty Deed from James Keith Penley and wife, Ginger G. Penley, dated 02/24/2017 and recorded 02/27/2017, of record in Instrument 201702270019189, Register's Office for Davidson County, Tennessee. Suu Ann Fox having since married.

Robert Michael Hall, spouse of Sue Ann Fox, joins in the execution of this instrument for the sole purpose of conveying any interest, marital or otherwise, he may have to the property described above.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200511040133897, and Surveyor's Certificate of Correction of record in Instrument 200606080067981, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200510240128043, and Supplemental recorded as Instrument 200511220141076, First Amendment of Supplemental recorded as Instrument 200610040122802 and Instrument 200710230125250, Register's Office for Davidson County, Tennessee; T.V.A.

Easement of record in Book 1291, Page 99, Register's Office for Davidson County, Tennessee; Storm Water Easements of record in Instrument 20050222001915O, and Instrument 200601200008000, Register's Office for Davidson County, Tennessee; Declaration of Easement Agreement of record in Instrument 201602120013733, Register's Office for Davidson County, Tennessee; Open Space Maintenance Agreement of record in Instrument 200510240128043, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Bridgewater Homeowners Association Inc of record in Instrument 200911100103837, and Scrivener's Affidavit of record in Instrument 200911170105711, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Bridgewater Master Association of record in Instrument 201602030010469, and Instrument 201602120013727, Register's Office for Davidson County, Tennessee; Charter of Bridgewater Master Association of record in Instrument 200602230021110, Register's Office for Davidson County, Tennessee; Charter of Bridgewater Villas Townhouse Corporation of record in Instrument 200602230021111, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1227 Chickadee Circle, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of September, 2021.

Sue Ann Fox

Sue Ann Fox

Robert M Hall

Robert Michael Hall

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue Ann Fox and Robert Michael Hall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of September, 2021.

Marilyn C Neal

Notary Public:
My Commission Expires: 3-8-25

MARILYN C. NEAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 Sept 2, 2021.

Tracey Trumphour
Affiant
Date: 9-2-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2nd day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY