Karen Johnson Davidson County
Batch# 726955 DEEDWARR
09/29/2021 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210929-0131131

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-302-2021

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2021

NOTARY PUBLIC

My commission expires: 9/24/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Childress 183 Thistle Ln Hermitage, TN 37076	Same address as new owner	086-14-0A-217-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($165,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DANIEL FRANCIS CODY, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ERIC CHILDRESS, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 217 on the Plan of Hermitage Meadows, Stage Three, of record in Plat Book 6250, Page 300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Francis Cody, a single person from Danko Enterprises LLC, Daniel Cody, Managing Partner, by Quitclaim Deed dated 05/27/2020 and recorded 06/03/2020 in Instrument No. 20200603-0056778, Register's Office of said County.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6250, Page 300; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 217 Thistle Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this 10th day of September, 2021

GRANTOR(S)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Daniel Francis Cody

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public, Daniel Francis Cody, 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 seal, this the 10th day of September, 2021.

I. V. ZBARAZHSKIY
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMMISSION # 2295050
MY COMM. EXPIRES JUNE 25, 2023

Notary Public

I.V.Zbarazhskiy
Printed Notary Name

My commission expires: 06.25.2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept. 10, 21 (date of document).

Jennifer L. Pennell

Sept. 10, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of Sept, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 41322

Notary's Seal

