WARRANTY DEED

Karen Johnson Davidson County
Batch# 735390 DEEDWARR
10/13/2021 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20211013-0137379

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sarah Eddings	Moria Development Inc., DBA Peoples Mortgage	Parcel ID: 053 07 0 097.00
(NAME) 1802 Overton Street	(NAME) 2055 E. Centennial Circle	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Tempe, AZ 85284	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph J. Rodish, an unmarried man and John Rodish, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah Eddings, an unmarried woman**, hereinafter called the Grantees, 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. 2, on the Plan of Village of Old Hickory, Section "E" (Resubdivision of Lot No. 53), of record in Book 1424, Page 132, as revised in Book 4300, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terrell A. Harper, a married man, by Warranty Deed from Timothy Brewer, a married man, dated January 15, 2020, recorded January 16, 2020 in Instrument No. 20200116-0005837, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joseph J. Rodish, an unmarried man, and John Rodish, a married man, as tenants in common, by Warranty Deed from Terrell A. Harper, a married man, dated March 27, 2020, recorded April 2, 2020 in Instrument No. 20200402-0035474, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1802 Overton Street, Old Hickory, TN 37138

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. 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 8th day of October, 2021.

Joseph J. Rodish

John Rodish by Joseph J. Rodish, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph J. Rodish, an unmarried man , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of October, 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph J. Rodish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for John Rodish and that he is authorized by John Rodish to execute this instrument on his behalf.

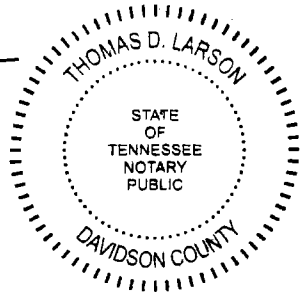
Witness my hand and official seal, this the 8th day of October, 2021.

Notary Public

My Commission Expires:

My Commission Expires
March 3, 2025

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Pam Arts 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 _____.

Pam Arts
Affiant
Date: 10/11/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 11th day of October, 2021.

_____
Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024