WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,501.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(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
Joseph Robert Lang	Joseph Robert Lang	086 08 0A 044.00CO
(NAME)	(NAME)	
2004 Strombury Drive	2004 Strombury Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 759001 **DEEDWARR**
11/22/2021 10:57:32 AM 2 pgs
Fees: $13.00 Taxes: $1,259.85

20211122-0154661

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, We **Timothy John Frentz and Sarah Ann Felices Webb, Individuals** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Robert Lang, a single man** hereinafter called the GRANTEE, his 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. 457, on the Final P.U.D. Plan Planned Unit Development, Phase III-A, Camden Woods, of record in Plat Book 7900, Page 571, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Brian C. Crider, unmarried by Warranty Deed from Narasimha Roa Patri and wife, Vandana Paturi Atreya, dated 03/26/2009 and recorded 03/31/2009, of record in Instrument 200903310028770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Sarah Ann Felices Webb and Timothy John Frentz, Individuals** by Warranty Deed from Brian Crider, a married man, dated 06/17/2020 and recorded 06/19/2021, of record in Instrument 202006190065529, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 7900, Page 571, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7620, Page 561 and Amendment Declarations of record in Book 7657, Page 580, Book 7675, Page 926, Book 9036, Page 329, Instrument 200809240096976, Instrument 201209040079787, Instrument 201209040079788 and Instrument 201407070059383, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Charter of Camden Woods Homeowners Association of record in Book 7661, Page 32, Register's Office for Davidson County, Tennessee. Bylaws of Camden Woods Homeowners Association of record in Book 7620, Page 583, 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 ☒ 2004 Strombury Drive, 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), 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), 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 18th day of November, 2021.

Timothy John Frentz

Sarah Ann Felices Webb

State of ~~Tennessee~~ Virginia
County of ~~Wilson~~ Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy John Frentz and Sarah Ann Felices Webb**, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of November, 2021.

Notary Public: Carlos Eduardo Recinos
My Commission Expires: 12/31/2022

CARLOS EDUARDO RECINOS
Notary Public
Commonwealth of Virginia
Registration No. 7372119
My Commission Expires Dec 31, 2022

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