Karen Johnson Davidson County
Batch# 759286 DEEDWARR
11/22/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20211122-0155038

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7795

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of November, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Courtney Anne Givens 7745 Ridgewood Road Goodlettsville, TN 37072	SWBC Mortgage 213 Overlook Circle Ste A4 Brentwood, TN 37027	009-00-0-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Matthew Pepin and Ashley Pepin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Anne Givens, single 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:

A certain tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the center line of Ridgewood Road, formerly Cotton Patch Road, said point being 200 feet from the northeasterly corner of Tract 1 herein; thence with the center line of said road, South 36 degrees 30 minutes East 350 feet, more or less, to a point in the centerline of Edgewood Road; thence leaving said Road; South 59 degrees West 400 feet to a point; thence North 36 degrees 30 minutes West 350 feet to a point; thence North 59 degrees East 400 feet to the point of beginning.

Being the same property conveyed to Matthew Pepin and Ashley Pepin, husband and wife

by deed from Barry F. Woody and Laura H. Woody, as Trustees of the Woody Tennessee Community property Trust, dated October 04, 2017 of record in Instrument No. 20180122-0006229 Register's Office for Davidson County, Tennessee, dated January 11, 2018 and recorded on January 22, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7745 Ridgewood Road, Goodlettsville, TN 37072

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 so 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.

Dated this the 15th day of November, 2021.

Matthew Pepin

Ashley Pepin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Pepin and Ashley Pepin** 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 at Brentwood, Tennessee this 15th day of November, 2021.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 10/23/23

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11|16|21.

Affiant Signature

11|16|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11|16|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON