Karen Johnson Davidson County
Batch# 763264 DEEDWARR
11/30/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,286.60
20211130-0157838

#36716

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36716-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $618,000.00. Affiant Subscribed and sworn to before me this 8th day of November, 2021. Notary Public My Commission Expires: 10/21/202

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Charles Lindeman, Madison Wanzer 804 Kendall Drive Nashville, TN 37209	**Send Tax Bills To:** Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	**Tax Information:** Map and Parcel No.: 10310004400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew A. Petrikin and Jenney A. Petrikin, As Tenants in Common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Lindeman, an unmarried man and Madison Wanzer, an unmarried woman, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 804 Kendall Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of November, 2021.

Matthew A. Petrikin by Jenney A. Petrikin, his attorney-in-fact

Jenney A. Petrikin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenney A. Petrikin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Matthew A. Petrikin, and she is authorized by Matthew A. Petrikin to execute this instrument on his behalf.

Witness my hand, at office, this 8th day of November, 2021

Notary Public

My Commission Expires:
10-2-2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenney A. Petrikin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2021.

Notary Public

My Commission Expires:
10-2-2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section 4, Brookside Courts, Addition No. 4, as of record in Plat Book 2083, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew A. Petrikin and Jenney A. Petrikin, As Tenants in Common, by Warranty Deed from Eleanor T. Kipp and Aaron M. Kipp, Wife and Husband, of record in Instrument No. 20190814-0080923, in the Register's Office of Davidson County, Tennessee, dated August 12, 2019 and recorded on August 14, 2019.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 2083, Page(s) 59, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11/8/2021.

George E. Mudter, Jr.
Dated 11/8/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/8/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023