WARRANTY DEED

Karen Johnson Davidson County
Batch# 829244 DEEDWARR
03/28/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $436.60
20220328-0035039

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF March, 20__.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Charles Putman and Vidette Putman	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 1002 Gilbert Pl.	(NAME) New Owner 1002 Gilbert Pl	043020A21400CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Johnnie M. Stockdale, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Charles Putman and Vidette Putman, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 214, Building Q, as shown on the Plan of a Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes,Buildings N Thru Z, a Planned Unit Development, as shown on record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnnie M. Stockdale, unmarried, by virtue of that certain Warranty Deed dated February 23, 2009, and being of record at Instrument No. 20090303-0018750 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subject to all matters of record in Plat Book 5200, Page 590, in the Register's Office of Davidson County, Tennessee; Declaration of Restrictions, Protective Covenants, Master Deed, By-Laws and Easements recorded at Book 5302, Page 546, Book 5307, Page 231, Book 5495, Page 680, Instrument No. 20070802-0092059, 20070802-0092060, 20120921-0085950 and 20140505-0037855, in the said Register's Office; Charter recorded at Book 5307, page 226, in the said Register's Office; Easements of record at Instrument No. 20110325-0023033, as recorded in the said Register's Office; Subject to rights of others in and to the common areas and/or elements, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 214 Cedarwood Lane Madison, TN 37115
(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 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 my hand this 17th day of March, 2022.

Johnnie M. Stockdale

Johnnie M. Stockdale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Johnnie M. Stockdale**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of March, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 3/17/22.

Holly A Mason
Affiant Signature

3/17/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of March, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-25