Karen Johnson Davidson County
Batch# 849726 DEEDWARR
05/02/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,067.30
20220502-0050870

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4508-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 829,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2022. Notary Public MY COMMISSION EXPIRES: 9/8/2025 (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED 37006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J. Staples and Jennifer M. Staples	Movement Mortgage	
649 Rochelle Drive	8024 Calvin Hall Road	146-15-0-136.00
Nashville, TN 37220	Indian Land SC 29707	
(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, WE, **Todd Fertig and Brett Hardin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Staples and wife, Jennifer Staples**

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. 77 on the Plan of Haileywood Estates, Section V of record in Plat Book 2330, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Fertig, unmarried by Warranty deed from Laura B. Bratton Gish, married of record in Instrument No. 20140701-0057431 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 01, 2014. (Value of consideration shown in aforementioned deed $285,000.00.)

Being the same property conveyed to Todd Fertig, unmarried, and Brett Hardin, unmarried, as tenants in common with right of survivorship by Quit Claim deed from Todd Fertig, unmarried of record in Instrument No. 20190904-0088941 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 649 Rochelle Drive Nashville, Tennessee 37220.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _x_ improved property known as **649 Rochelle Drive, Nashville, TN 37220**

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 the ~~26th~~ day of April, 2022.

Todd Fertig

Brett Hardin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Todd Fertig and Brett Hardin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of April, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

~~STATE OF~~ _____
~~COUNTY OF~~ _____

Personally appeared before ~~me~~, the undersigned, a Notary Public in and for said County and State, the ~~within named~~ _____, the bargainor, with whom I am personally ~~acquainted~~ or proved to me on the basis of satisfactory evidence to be the ~~within~~ named bargainor, and who acknowledged ~~that~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

Notary Public

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 4/26/2022.

George E. Mudter, Jr.
Dated 4/26/2022

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 4/26/2022

My commission expires 10/2/2023

