Karen Johnson Davidson County
Batch# 873798 DEEDWARR
06/17/2022 02:30:36 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220617-0069792

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christine Hauther	New Owner	Parcel ID: 173 16 0A 254.00
(NAME) 3981 Stephens Ridge Way	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary E Crittenden and Robert T Bond, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christine Hauther, Unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 120 on the plan of Hidden Creek, Phase 4, Section 2 of record in Instrument No. 20060627-0076909, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary E. Crittenden and Robert T. Bond, wife and husband from Beazer Homes Corp., a Tennessee Corporation by Warranty Deed dated August 30, 2007 and recorded on September 5, 2007 in Instrument No. 20070905-0106672, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-22-3781

unimproved ☐
This is improved ☒ property, known as 3981 Stephens Ridge Way, Antioch, TN 37013

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 13 day of JUNE, 2022

Mary E Crittenden

Robert T Bond

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mary E Crittenden and Robert T Bond, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023