Karen Johnson Davidson County
Batch# 877097 DEEDWARR
06/24/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220624-0072267

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2022.

Notary Public
My commission expires: 3-3-26

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
April Terry	ASCEND FEDERAL CU	174-11-0A 493.00
1768 Elijah Ryan Dr.	1611 N. JACKSON ST	
Antioch, TN 37013	TULLAHOMA, TN 37388	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GLENN C. HODGES AND KIRSTEN L. ATKINSON, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to APRIL TERRY, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44, on the plan of Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glenn C. Hodges, unmarried, and Kirsten L. Atkinson, unmarried, by deed dated 07/25/2017, from NVR, Inc., a Virginia Corporation, T/A Ryan Homes, of record in Instrument No. 20170726-0075688, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1768 Elijah Ryan Dr., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of June, 2022.

Glenn C. Hodges

Kirsten L. Atkinson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Glenn C. Hodges and Kirsten L. Atkinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/20/2022 ____ (date of document).

Affiant Signature

06/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025