WARRANTY DEED

Karen Johnson Davidson County
Batch# 878959 DEEDWARR
06/27/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20220627-0073595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2022.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0374

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca Lynn Bodemer and Nicolas Dillon McClain	Same As New owners	Map: 110030A11500CO
(NAME) 3501 Earhart Rd.	(NAME) 3501 Earhart Rd	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($655,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KYLE WOOD, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REBECCA LYNN BODEMER, A SINGLE WOMAN, AND NICOLAS DILLON MCCLAIN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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:

Being Lot No. 115, on the Plan of Final Plat, Phase 4, Lakeside Meadows, of record in Instrument No. 20080430-0044160, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Wood, unmarried, by deed from Kyle R. Wood and Ashley C. Wood, husband and wife, of record in Instrument No. 20220309-0026863, dated December 27, 2021, Register's Office for said County. And being the same property conveyed to Kyle R. Wood and Ashley C. Wood, husband and wife, by deed from Frank Batson Homes, Inc. of record in Instrument No. 20150528-0049071, dated May 27, 2015, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20080430-0044160, said Register's Office; (3) Charter for Homeowners Association of record in Instrument No. 20070320-0033988, in the Register's Office for Davidson County, Tennessee; (4) Soil Absorption Letter of record in Book 6431, Page 609, in the Register's Office for Davidson County, Tennessee; (5) Right of Use of Spring of record in Book 1001, Page 112, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Instrument No. 20070112-0005324, in the Register's Office for Davidson County, Tennessee; (7) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20071226-0146916, in the Register's Office for Davidson County, Tennessee; (8) Deed of common areas to Homeowners Association of record in Instrument No. 20161103-0116576 and Instrument No. 20161103-0116577, in the Register's Office for Davidson County, Tennessee; (9) Sewer Pump Easement of record in Instrument No. 20141022-0097606, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20080731-0078498, amended in Instrument No. 20110927-0074551, said Register's Office.

The signature of Kyle Wood is signed by his/her duly appointed Attorney-in-Fact, Justin Purkey, pursuant to the Power of Attorney of record in Instrument No. ___202206270073594_____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3501 Earhart Rd., Mount Juliet, TN 37122
(House No.) (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 our hands this 22nd day of June, 2022.

Kyle Wood by: his Atty-in-Fact
Kyle Wood by Justin Purkey, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Justin Purkey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Kyle Wood, as his/her Attorney-in-Fact, as the free act and deed of the within named Kyle Wood.

Witness my hand and official seal this 22nd day of June, 2022.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **June 22, 2022**.

Date

Tonya Loftin
Affiant Signature

June 23, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)