WARRANTY DEED

Karen Johnson Davidson County
Batch# 901188 DEEDWARR
08/09/2022 02:23:52 PM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20220809-0090611

W-RF-22-6469

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William V. Wooding, Jr.	**Christensen Financial, Inc.**	
(NAME)	(NAME)	**151-09-0A-351.00-CO**
6469 Paddington Way	**860 N State Rd 434, Suite 1002**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Altamonte Springs, FL 32714**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUZANNE MARIE HICKS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM V. WOODING, JR., A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 270 on the Plan of Final Plat of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development of record in Plat at Instrument No. 20081014-0103114, 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 Suzanne Marie Hicks by Quitclaim Deed from Bradley C. Hicks of record in Instrument No. 20210524-0069908 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 24, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 20081014-0103114, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9430, Page 251, amended in Book 9534, page 938 and Instrument No. 20130226-0019266, Register's Office for Davidson County, Tennessee.
- Transmission Line Right of Way of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.
- Judgment in favor of the State of Tennessee of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040908-0108434 and Instrument No. 20020718-0086411, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- Drainage Ditch Agreement of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 8197, Page 288 and Book 8358, page 91, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 793 and Book 9988, page 821, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 9588, Page 930, in the Register's Office for Davidson County, Tennessee.
- Right of Way granted Tennessee Telephone Company of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Right of Way of record in Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.

- Quitclaim Deed for Common Areas of record in Instrument Number 20130501-0043495, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 4584, Page 201, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20001030-0107415, in the Register's Office for Davidson County, Tennessee.
- Charter of Long Hunter Chase Homeowner's Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Certificate of Resolution for JCH Development Company, Inc of record in Book 9432, Page 789, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6469 Paddington Way, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF AUGUST, 2022.

Suzanne Marie Hicks

Bradley Hicks

Bradley Hicks, spouse of Suzanne Marie Hicks, hereby joins in this conveyance and does transfer and convey any and all marital interest Bradley Hicks may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212