Karen Johnson Davidson County
Batch# 909344 DEEDWARR
08/29/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220829-0097232

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2022.

Notary Public

My Commission Expires: 9-26-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Alex Wolodkowicz and Shannon Heiser	NEW OWNER	097-02-0A-207.00 and
3812 Hoggett Ford Road		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marina D. Carrier F/K/A Marina D. Kirtland and Andrew B. Carrier, wife and husband

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

Alexander Richard Wolodkowicz, an unmarried man, and Shannon Heiser, an unmarried woman, as tenants in common

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. 207 on the plan of Villages of Riverwood, Section One Phase 3C, Revision one of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marina D. Kirtland and Andrew B. Carrier, both unmarried by Warranty Deed from Tyler Marudas, a single man and Mark Maarudas, a married man of record as Instrument No. 20210603-0074892 in the Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 3, 2021.

Being the same property conveyed to Tyler Marudas and Mark Marudas by Warranty Deed from Jeffery T. Osborne of record as Instrument No. 20170912-0093244 in the Register's Office for Davidson County, Tennessee, date September 8, 2017 and recorded September 12, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ ~~unimproved~~ ☐ property known as 3812 Hoggett Ford Road, Hermitage, TN 37076.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good

right to convey it and the same in 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 my/our hand(s) this 26th day of August, 2022.

Marina Kirtland Carrier

Andrew B. Carrier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marina D. Carrier and Andrew B. Carrier with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th of August, 2022.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 8/26/22.

Kathy Smith
Affiant Signature

8/29/22
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 8/29/2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY