Karen Johnson Davidson County
Batch# 911681 DEEDWARR
09/01/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20220901-0098743

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Adam Stark and Cheryl Stark	NEW OWNER	173 06 0B 058.00
(NAME)	(NAME)	
2329 Somerset Valley Drive	2329 Somerset Valley Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin P. Bode and Anna W. Bode, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Adam M. Stark and Cheryl L. Stark, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Phase One, Cambridge Park at Barnes Road Subdivision, of record in Instrument No. 20120912-0082696, 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 Benjamin P. Bode and Anna W. Bode, husband and wife, by Warranty Deed from Emilie Vencanah and Alexander S. Basmanji, wife and husband, of record in Instrument No. 20200729-0083079, in the Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on July 29, 2020.

This Conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Cambridge Park, at Barnes Road Subdivision, as recorded in Instrument No. 20120912-0082696. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130702-0068358; Amended in Instrument No. 20151208-0123306 and Rules and Regulations recorded in Intrument Nos. 20210909-0120751 and 20220126-0009533. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071227-0147964. Rights of upper and lower riparian owners to the flow of the waters of the Rivers, Creek & Streams, free from diminution or pollution. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Rivers, Creek & Streams.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 2329 Somerset Valley Drive, Antioch, TN 37013
(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.

Effective the 24 day of August, 2022.

Benjamin P. Bode

Anna W. Bode

STATE OF TENNESSEE

COUNTY OF Williamson

On this 24 day of Aug, 20 22, before me personally appeared Benjamin P. Bode and Anna W. Bode, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202209010098743

Certificate of Authenticity

I, Emily Manno, 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 8/24/22.

Date

Affiant Signature

8/24/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON