WARRANTY DEED

Karen Johnson Davidson County
Batch# 913131 DEEDWARR
09/07/2022 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20220907-0100307

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO (S)
Virgil J. Rutledge, Jr. and Paula Fairchild	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	Parcel ID: 064 12 0C 215.00
(NAME) 215 Lexington Way	(NAME) P.O. Box 961292	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Fort Worth, TX 76161-0292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Russel Krepfle, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto [redacted] **Virgil J Rutledge, Jr, a signle man, and Paula Fairchild, a single woman with Joint Tenancy 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:

Land in Davidson County, Tennessee, being all of Lot No. 215 on the Plan of Phase Two, Lexington, as shown by plat appearing of record in Plat Book 6250, page 341 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Russel Krepfle, a single man by Warranty Deed from Willie Solon Cripps Jr. and wife, Genea M. Cripps, dated April 15, 2016 and recorded May 3, 2016, of record in Instrument No. 20160503-0043501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 215 Lexington Way, 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 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 1 day of September 2022

Russel Krepfle

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Russel Krepfle, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September, 2022.

Notary Public

My Commission Expires: Dec. 09, 2023

(SEAL)

ANTHONEY B. PERKINS
Notary Public-State of Florida
Commission # GG 938037
My Commission Expires
December 09, 2023

Certificate of Authenticity

I, Jameika Jones, 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 9/1/2022.

Date

Jameika Jones
Affiant Signature

9/7/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of September, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)