WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September, 2022.

Notary Public
COMMISSION EXPIRES: _____

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 05-21-2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 921883 DEEDWARR
09/27/2022 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220927-0106788

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Season Hutchins Neal W. Wright	CMG Mortgage Inc dba CMG Home Loans	098 06 0B 024.00
(NAME) 1228 Chickadee Circle	(NAME) 3160 Crow Canyon Rd #400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Douglas J. Kerchner and Patricia Kugelman Kerchner as tenants by the entirety (and not as tenants in common),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Season Hutchins, an unmarried woman, and Neal W. Wright, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit B of Lot 54D, on the plan of Bridgewater, Phase 1, Section "A", Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record at Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Douglas J. Kerchner and Patricia Kugelman Kerchner as tenants by the entirety (and not as tenants in common), by Quitclaim Deed from S. Nixon Pressley, Trustee, dated 08/31/2021 and recorded 09/03/2021 in Instrument Number 202109030118931, in the official records of Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1228 Chickadee Circle (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (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. successors 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, successors 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 23 day of September, 2022.

Douglas J. Kerchner

Patricia Kugelman Kerchner

State of North Carolina

County of Dare

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Douglas J. Kerchner and Patricia Kugelman Kerchner, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 23 day of September, 2022.

Elizabeth A. Minton

Commission Expires: 11-15-2022

Elizabeth A Minton
Notary Public
Currituck County
North Carolina
My Commission Expires 11/15/2022

Tennessee Certification of Electronic Document

I, Mishy M Newcomb, 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 9/23/2022 (date of document).

Affiant Signature

9/27/2022
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 27 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

