2022-0545

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 20th day of October, 2022.

Notary Public
My commission expires: 6/22/25

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 936580 DEEDWARR
11/01/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221101-0117859

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Braxton Rhodes & Bonnie Rhodes 525 Leeanne Drive Nashville, TN 37211	New Owner	147-11-0 076.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA TIDWELL AND GENEVIEVE TIDWELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BONNIE RHODES AND BRAXTON PEIRCE RHODES, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 416, Section 2-C, Whispering Hills, as shown on plat of record in Plat Book 2663, Pages 66 & 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua Tidwell and Genevieve Tidwell, husband and wife, by deed dated 04/22/2016, from Glenn Ellen Duffer, unmarried, of record in Instrument No. 20160425-0040212, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 525 Leeanne Drive, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20 day of October, 2022.

Joshua Tidwell

Genevieve Tidwell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Tidwell and Genevieve Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of October, 2022.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jill Swiegood, 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 10/20/22 (date of document).

Affiant Signature

11/1/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

