Karen Johnson Davidson County
Batch# 940716 DEEDWARR
11/14/2022 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20221114-0121335

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4790

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of November, 2022

Notary Public

Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kandy L. Newman and John W. Newman 1222 Chickadee Circle Hermitage, TN 37076	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	098-06-0B-029.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Kimmette Whitener, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kandy L. Newman and John W. Newman, wife and husband

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:

Being Unit A of Lot 56D, on the Plan of Final Plat 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 in Instrument No. 20051122-0141076, and as shown on the plat of record Instrument No. 20051104-0133897 and seen 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 Anne S. Stundl, unmarried by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20061205-0149838 Register's Office for Davidson County, Tennessee, dated December 01, 2006 and recorded on December 05, 2006.

Being the same property conveyed to Anne S. Stundl, Trustee, and her successors in trust, of The Anne S. Stundl Revocable Living Trust by Quitclaim deed from Anne S. Stundl of record in Instrument No. 20090914-0085610 Register's Office for Davidson County, Tennessee, dated September 09, 2009 and recorded on September 14, 2009.

Being the same property conveyed to Kimmette Whitener, unmarried by Warranty deed from Michael G. Sommesi, Successor Trustee of the Anne S. Stundl Revocable Living Trust dated June 28, 1999 and amended September 09, 2009 of record in Instrument No. 20201110-0132602 Register's Office for Davidson County, Tennessee, dated November 09, 2020 and recorded on November 10, 2020. Scrivener's Affidavit recorded on

November 20, 2020, recorded in Instrument No. 20201120-0136835 and Instrument No. 20201117-0135298.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1222 Chickadee Circle, 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 so 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.

Dated this the 10th day of November, 2022.

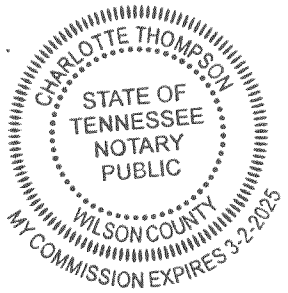
Kimmette Whitener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2022, before me personally appeared Kimmette Whitener, 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's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2022.

Notary Signature
My commission expires:



$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 11-10-2022.

Tracey Trumphour
Affiant
Date: 11-10-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of November, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY