Karen Johnson Davidson County
Batch# 941731 DEEDWARR
11/16/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.87
20221116-0121848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/13/23 (AFFIX SEAL)

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-PARKS-22-835

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David J. Thweatt and Rachel Chrisman	NEW OWNER	
(NAME)	(NAME)	
835 Hermitage Ridge		074-04-0-058-00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1022		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD D'OVIDIO AND MARILYN JANE D'OVIDIO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID J. THWEATT AND WIFE, RACHEL CHRISMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the plan of Hermitage Hills, Section 12 of record in Plat Book 4675, page 125, Register's Office for said County, described as follows:

Said Lot 118 fronts 80.0 feet on the westerly margin of Hermitage Ridge and extends back 135.0 feet on the southerly line, and 135.72 feet on the northerly line, to a line on the rear on which it measures 85.77 feet.

Being the same property conveyed to Edward D'ovidio and wife Marilyn Jane D'ovidio by Warranty deed from Home Federal Savings and Loan Association of Nashville of record in Book 5070, page 235, Register's Office for Davidson County, Tennessee, dated September 17, 1976 and recorded on September 20, 1976.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4820, Page 611, amended in Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **835 Hermitage Ridge, Hermitage, Tennessee 37076-1022**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF NOVEMBER, 2022.

Edward D'ovidio by Alisha D'ovidio
Edward D'ovidio by Alisha D'ovidio,
Attorney in Fact

Marilyn Jane D'ovidio
Marilyn Jane D'ovidio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alisha D'ovidio, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of EDWARD D'OVIDIO, and who acknowledged he/she executed the same as the free act and deed of the said EDWARD D'OVIDIO.

Witness my hand and official seal, this the 15th of November, 2022.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARILYN JANE D'OVIDIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2022.

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certification of Recorded Documents

I, Laura Hamann, 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 November 15, 2022.

(AFFIANT) – Laura Hamann

11/15/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of November, 2022.

My commission expires: 1/3/23

Notary Public

JAMES C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY