Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-503

Karen Johnson Davidson County
Batch# 962813 DEEDWARR
01/20/2023 08:50:38 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20230120-0004606

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5606

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of January, 2023

Notary Public

Commission Expires: 07/03/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raymond R. Wiederholt and Kristy L. Wiederholt 503 North Club Court Hermitage, TN 37076	Same as new owner	064-11-0A-032.00

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,

Matthew Bell and Lucy Bell, husband and wife

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

Raymond R. Weiderholt and Kristy L. Wiederholt, husband and wife

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 Lot No. 32 on the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Page (s) 821 and 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Bell and Lucy Bell, husband and wife by Warranty deed from Bennett Dicke and Debbie Nash Dicke, husband and wife of record in Instrument No. 20140603-0047697 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on June 03, 2014.

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: 503 North Club Court, 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 ~~19th~~ 18th AD day of January, 2023.

Matthew Bell

Lucy ~~Bell~~

STATE OF TENNESSEE
COUNTY OF WILSON

On this ~~19th~~ 18th AD day of January, 2023, before me personally appeared Matthew Bell and Lucy Bell, 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 ~~19th~~ 18th AD day of January, 2023.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON