This instrument was prepared by ~~and~~
~~Please record and return to:~~
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 964164 DEEDWARR
01/25/2023 09:23:31 AM 2 pgs
Fees: $13.00 Taxes: $640.10
20230125-0005625

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CATHERINE THWEATT**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER GUNZENHAUSER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 147 ON THE PLAN OF CEDARWOOD COURTYARD HOMES, PHASE TWO, OF RECORD IN PLAT BOOK 5200, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE THWEATT BY DEED FROM PATRICIA D. BERRY, UNMARRIED, DATED MAY 13, 1998, RECORDED MAY 19, 1998, OF RECORD IN BOOK 10937, PAGE 575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **147 CEDARWOOD LN, MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-22-147

Witness our hands this 23RD day of JANUARY, 2023.

CATHERINE THWEATT
BY: MACON KIMBROUGH, III, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MACON KIMBROUGH, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of CATHERINE THWEATT and who acknowledged that he executed the same as the free act and deed of CATHERINE THWEATT, as her Attorney-in-Fact.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 23RD day of JANUARY, 2023.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

Affiant

Subscribed and sworn to before me, this the 23RD day of JANUARY, 2023.

NOTARY PUBLIC
My commission expires 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commissi

Address New Owner(s) as follows:
TYLER GUNZENHAUSER

147 CEDARWOOD LN

MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 043020A/147.00 CO