WARRANTY DEED

Karen Johnson Davidson County
Batch# 978021 **DEEDWARR**
03/07/2023 02:21:56 PM 2 pgs
Fees: $13.00 Taxes: $2,314.35

20230307-0016414

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,500.00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF March, 2023.

M. Denise Woods
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-24

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Diane N. Cody and Kevin D. Cody	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBER
(NAME)	(NAME)	137040B02400CO
2232 Arbor Pointe Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Joey Verge and Jill Fitcheard-Verge**, a married couple, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane N. Cody and Kevin D. Cody**, wife and husband , HEREINAFTER CALLED THE GRANTEE, 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. 24 on the Plan of Final Plat of Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, 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 Joey Verge and Jill Fitcheard-Verge, by virtue of that certain Warranty Deed dated April 1, 2021, and being of record at Instrument No. 20210406-0045406, in the amount of $475,500.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Judy E. Widner by virtue of that certain Quit Claim Deed dated April 1, 2021, and being of record at Instrument No. 20210406-0045405 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Lester D. Widner III and spouse, Judy E. Widner by Special Warranty deed from The Jones Company of Tennessee, LLC., a Missouri limited liability company of record in Instrument No. 20170508-0045325 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 08, 2017. (Value of consideration shown in aforementioned deed $407,041.00.) Being also known as 2232 Arbor Pointe Way Hermitage, Tennessee 37076.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2232 Arbor Pointe Way Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 6th day of March, 2023.

Joey Verge

Jill Fitcheard-Verge

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Joey Verge and Jill Fitcheard-Verge**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY