Karen Johnson Davidson County
Batch# 995242 DEEDWARR
04/24/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230424-0029780

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Sumner }

The actual consideration or value, whichever is greater for this transfer is: $380,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20th day April 2023.

Notary Public
My Commission expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Cameron Hodge
2417 Underwood St
Nashville, TN 37208

SEND TAX BILLS TO:
Cameron Hodge
2417 Underwood St
Nashville, TN 37208

MAP AND PARCEL NUMBER: Tax ID #: 08114016000

WARRANTY DEED
22NT01356

Effective the 20th Day of April 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Maria Bernadette Cornett and Christopher Heberly, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cameron Michael Hodge, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Fisk Park, of record in Plat Book 2331, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Maria Bernadette Cornett and Christopher Heberly, wife and husband by Warranty Deed from DY Construction, Inc. dated 03/30/2018 recorded 04/09/2018 in Book NA, Page NA, as Document Number 20180409-0033449, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 2417 Underwood St, Nashville, TN 37208-2334

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20 day of April, 2023.

Maria Bernadette Cornett

State of KY
County of Warren

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria Bernadette Cornett**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of April, 2023.

Brad Hogan
Notary Public
My Commission expires: 8/5/2023

BRAD HOGAN
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # 628411
MY COMMISSION EXPIRES AUGUST 5, 2023

Christopher Heberly

State of KY
County of Warren

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Christopher Heberly**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of April, 2023.

Brad Hogan
Notary Public
My Commission expires: 8/5/2023

BRAD HOGAN
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # 628411
MY COMMISSION EXPIRES AUGUST 5, 2023

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman **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** 4/20/23.

Jennifer A Hoffman

AFFIANT

DATE: 4/21/23

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 21st **day of** April, **2023.**

NOTARY PUBLIC

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024