Karen Johnson Davidson County
Batch# 1039852 DEEDWARR
08/18/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230818-0064457

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason L. Urdang and Lindsey N. Urdang	United Wholesale Mortgage	173-06-0B-022.00
(NAME)	(NAME)	
2382 Somerset Valley Drive	585 S. Blvd. East	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sierra Duff, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason L. Urdang and Lindsey N. Urdang, 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. 22, Cambridge Park Subdivision, Phase 2 & 3, of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Emily Grace Turner, an unmarried woman, by Warranty Deed from Emily Grace Turner, an unmarried woman, of record in Instrument No. 20170707-0068355, in the Register's Office of Davidson County, Tennessee, dated July 06, 2017 and recorded on July 07, 2017.

Being the same property conveyed to Sierra Duff, an unmarried woman, by Warranty Deed from Emily Grace Turner, an unmarried woman, of record in Instrument No. 20210916-0124806, in the Register's Office of Davidson County, Tennessee, dated September 14, 2021 and recorded on September 16, 2021.
Sierra Duff having since been married.
Jonathan Palmer, spouse of Sierra Duff , joins in the execution of this instrument for the purpose of conveying his interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2382 Somerset Valley Drive, Antioch, TN 37013

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 our hands this 17 day of AUGUST, 2023

Sierra Duff

Jonathan Palmer

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sierra Duff and husband, Jonathan Palmer, the within named bargainor, 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, this the 17th day of August, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Nick Harris, 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 **August 17, 2023**.

Affiant Signature

8/17/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

