Karen Johnson Davidson County
Batch# 1056495 DEEDWARR
10/03/2023 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,068.30
20231003-0077685

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Aleece Nichols & Carl Nichols
2237 Arbor Pointe Way
Hermitage, TN 37076

SEND TAX BILL TO:
First Colony Mortgage Corp.
508 West 800 North
Orem, UT 84057

MAP/PARCEL 137-04-0B-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathleen A. Ludwig and Timothy M. Ludwig, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Aleece Nichols and Carl Nichols, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Final Plat of Arbor Crest Subdivision of record in 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 James R. Pond and Athena B. Pond, husband and wife by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20160602-0055464 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 2, 2016.

Being the same property conveyed to Kathleen A. Ludwig and Timothy M. Ludwig, wife and husband by Warranty deed from James R. Pond and Athena B. Pond, Husband and wife of record in Instrument No. 20210924-0128324 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 24, 2021.

This is improved property known as: **2237 Arbor Pointe Way, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 2nd day of October, 2023.

WITNESS MY HAND on this the 2nd day of October, 2023.

Kathleen A Ludwig
Kathleen A. Ludwig

Timothy M Ludwig
Timothy M. Ludwig

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kathleen A. Ludwig and Timothy M. Ludwig,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of October, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $559,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of October, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

File No: 230345

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

October 2, 2023

Affiant Signature

Date: 10-3-23

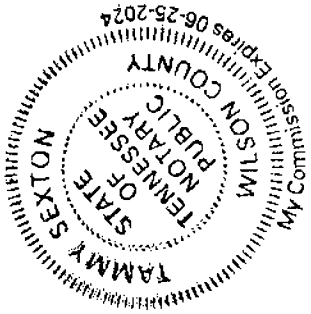
State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3 day of October 20 23

Notary Signature

My Commission Expires:



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