Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061130 DEEDWARR
10/17/2023 10 02:06 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20231017-0081344

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Kevin Dudenbostel and Ashley Dudenbostel | **New Owner** | 136 07 0 074.00 |
| (NAME) | (NAME) | |
| 3804 Anderson Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tyler Holloway, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kevin Dudenbostel and Ashley Dudenbostel, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section Two, Priest Lake Park, as of record in Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tyler Holloway, a married man, by Warranty Deed from Peggy J. Anderson, an unmarried woman, of record in Instrument No. 20221027-0116177, in the Register's Office of Davidson County, Tennessee, dated October 25, 2022 and recorded on October 27, 2022.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3804 Anderson Road, Nashville, TN 37217
(House No ) (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.

Effective the 13 day of OCTOBER, 2023

Tyler Holloway

STATE OF Arizona

COUNTY OF Maricopa

On this 13 day of October, 2023, before me personally appeared Tyler Holloway, ~~to me known~~ PROVED TO ME to be the person ~~(or persons)~~ described in and who executed the foregoing instrument, and acknowledged that such person ~~(or persons)~~ executed the same as such person ~~(or person's)~~ free act and deed.

Notary Public: C. Chylene Wilson

My Commission Expires: 03-28-2025

C CHYLENE WILSON
Notary Public - Arizona
Maricopa County
Commission # 600982
My Comm. Expires Mar 28, 2025

**RETURN TO:**
Phoenix Title Services, LLC
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Brentwood, TN 37027