WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069631 DEEDWARR
11/07/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20231107-0087197

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

David Cheers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2023.

Sharon Atchley
Notary Public

MY COMMISSION EXPIRES: 8/28/24
(AFFIX SEAL)

SHARON ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Reese Boyd Fudge and Terri G. Fudge	Pinnacle Bank	Parcel ID: 097 02 0A 274.00
(NAME)	(NAME)	
1435 Riverbrook Dr.	15025 Ballancroft Pkwy	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Charlotte, NC 28277	
(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, **Rachael M. Sessum, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Reese Boyd Fudge, an unmarried man and Terri G. Fudge, a married woman, as Joint Tenants with Rights of Survivorship**, 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.274 on the Plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rachael M. Sessum from Beazer Homes Corp., a Tennessee Corporation by Warranty Deed, dated November 30, 2011 and recorded on December 2, 2011 in Instrument No. 20111202-0094153, in the Register's Office for Davidson County, Tennessee.

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 1435 Riverbrook Dr., Hermitage, TN 37076

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 6th day of November 2023

Rachael M. Sessum

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rachael M. Sessum, an unmarried woman, 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 6th day of November, 2023.

Notary Public

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

My Commission Expires:

(SEAL)

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 11/06/2023.

John M. Lee, Attorney

Date: 11/06/2023

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6th day of November 2023.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.G. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY