Karen Johnson Davidson County
Batch# 1072302 DEEDWARR
11/15/2023 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20231115-0089219

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	FREO Progress, LLC. a Delaware Limited Liability Company po box 4090 Scottsdale, AZ 85261	FREO Progress, LLC. a Delaware Limited Liability Company PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-129591-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) Deborah **Haddock, an unmarried woman,** for Three Hundred Ninety Five Thousand Dollars and 00/100 ($395,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **FREO Progress, LLC, a Delaware Limited Liability Company,** whose address is PO Box 4090, Scottsdale, AZ 85261, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 33 on the First Revision, Final Plat, Blossom Trace, as shown by plat of record in Instrument No. 20010920-0101745 and having been corrected by Surveyor's Certificate of Correction as shown of record in Instrument No. 20011025-0116872, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deborah Haddock, unmarried, by Warranty Deed from Chase D. Cox and Cala A. Cox, husband and wife, of record in Instrument No. 20140321-0023388, in the Register's Office of Davidson County, Tennessee, dated March 19, 2014 and recorded on March 21, 2014.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All matters as set forth on the plat of record in Plat Instrument No. 200109200101745 and

Instrument No. 20011025-0116872, Register's Office for said County.

Restrictive covenants of record in Instrument No. 20010724-0078292 in the Register's Office for said County.

Easement of record in instrument Number 20001220-0124666 in the Register's Office for said County.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 075 12 0E 023.00
Street address of property: 1321 Weeping Cherry Ln., Hermitage, TN 37076

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20140321-0023388 in the Register's Office, Davidson County, Tennessee.

Signed this 9 day of November, 2023

Signature of Grantor(s):

Deborah K Haddock

Deborah Haddock

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 9 day of November, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Deborah Haddock, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Nashon Fondren

Notary Public

commission exp: 01/08/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel number: 075 12 0E 023.00
Street address of property: 1321 Weeping Cherry Ln., Hermitage, TN 37076

Oath of Consideration

I or we, Deborah Huddock the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 395,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 9 day of November, 2023.

Signatures of Affiant(s):

Deborah Huddock

Sworn and subscribed before me this 9 day of November 2023.

Nashon Fondren
Notary Public
commission end: 09/01/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, TITLE AGENT, 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 11-14-2023 (date of document).

Affiant Signature

11-14-2023

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 14 day of Nov., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768706 EXP. 05-18-2026

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