| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Montgomery |
|---|---|
| Bankers Title & Escrow Corporation<br>5107 Maryland Way<br>Brentwood, TN 37027<br>P24-16397-BW | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2024.<br>Notary Public<br>MY COMMISSION EXPIRES: 10/16/2024<br>(AFFIX SEAL) |

Karen Johnson Davidson County
Batch# 1150923 DEEDWARR
06/26/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240626-0047649

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Caitlin Anne Fenley and Ryan Paul Decker** | New Owner | |
| 326 Wiles Ct | | 075-15-0A-326.00-CO |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Blake Corbitt and Taylor Alan Corbitt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlin Anne Fenley and Ryan Paul Decker, married to each other**

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot/Unit 326, on the Plan of Phase Four, Stoner's Glen, of record in Instrument No. 20040107-0002851, and Surveyor's Certificate of Correction of record in Instrument No. 20040712-0082694, as shown on Plat as Exhibit to the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Stoner's Glen, a Horizontal Property Regime with Private Elements, Annexing Additional Property as Phase Four, of record in Instrument No. 20040115-0006286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles R. Terry and wife, Sylvia P. Terry by Warranty Deed from Frank Batson Homes, Inc. of record in Instrument No. 20040831-0105173 Register's Office for Davidson County, Tennessee, dated August 27, 2004 and recorded on August 31, 2004.

The said Charles R. Terry having died on or about December 18, 2015, vesting Sylvia P. Terry as surviving tenant.

The said Sylvia P. Terry having died intestate on or about February 9, 2024. The property passed to Robert Blake Corbitt and Taylor Alan Corbitt as the sole heirs of Sylvia P. Terry pursuant to the intestate statute. See also Affidavits of Heirship of record in Instrument No. 202406260047645, Instrument No. 202406260047646 Instrument No. 202406260047647 and Instrument No. 202406260047648, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **326 Wiles Ct, 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 the 18 day of June, 2024.

Robert Blake Corbitt

Taylor Alan Corbitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Blake Corbitt,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2024.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Taylor Alan Corbitt,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2024.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/18/24.

Affiant Signature – Joshua A. Terry

6/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/24/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27