Karen Johnson Davidson County
Batch# 1172117 DEEDWARR
08/20/2024 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240820-0063622

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748323

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2024.

Notary Public
My Commission Expires: 2/17/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Pickett and Ashleigh Pickett 4721 Kalamath Drive Old Hickory TN 37138	~~New Owner~~ Churchill Mortgage Corp. 1749 Mallory Ln., Ste. 100 Brentwood, TN 37027	Tax Parcel ID No. 064-12-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart S. Cordle, Jr. and Susan Cordle, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Pickett and Ashleigh Pickett, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 357, as shown on the map entitled Sherwood Forest Section Four, of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STUART S. CORDLE JR. AND WIFE, SUSAN CORDLE, by deed from C. RANDALL GRIFFITH, AKA C. RANDY GRIFFITH, JR. AND WIFE, BROOKE H. GRIFFITH, of record in Instrument No. 20050727-0087853, dated July 22, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 064-12-0-058.00.

Matters shown on the Plan of record in Plat Book 4460, pages 182 and 183, said Register's Office.

This is improved property located at 4721 Kalamath Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2024.

Stuart S. Cordle, Jr.

Susan Cordle

STATE OF VIRGINIA)

COUNTY OF Chesterfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart S. Cordle, Jr. and Susan Cordle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~16th~~ 15th day of August, 2024.

Notary Public

ADRIANE B. JOHNSON
NOTARY PUBLIC
REGISTRATION # 7883106
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 08/31/2028

My Commission Expires: 08.31.2028

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 8/15/2024.

Affiant Signature – Joshua A. Terry

8/19/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/19/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27