Karen Johnson Davidson County
Batch# 1207661 DEEDWARR
11/21/2024 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20241121-0091133

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

B-ELAM-24-3421

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Staci L. Hall	Equity Prime Mortgage, LLC	
(NAME)	(NAME)	
3421 Parkwood Ct	5 Concourse Parkway, Queen Building, Ste 2250	**086-14-0B-142.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER P. LANDRETH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACI L. HALL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 92 on the Plan of Final Plat of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page (s) 738 and 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer P. Landreth, a single woman by Warranty Deed from Nizar Noman, unmarried of record in Instrument No. 20200304-0024063 Register's Office for Davidson County, Tennessee, dated March 02, 2020 and recorded on March 04, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s)738 and 739, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7170, Page 987, amended in Book 7628, Page 6, Book 7940, Page 565 and Instrument No. 20190605-0053952, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7171, Page 4 and amended in Instrument No. 20110526-0040493, in the Register's Office for Davidson County, Tennessee.
- Charter of Fleetwood Homeowner's Association of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7107, Page 408, in the Register's Office for Davidson County, Tennessee.
- Dedication of Sidewalk Easement of record in Instrument Number 20200504-0046091, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3421 Parkwood Ct, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 18 DAY OF NOVEMBER, 2024.

Jennifer P. Landreth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER P. LANDRETH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 18, 2024.

Affiant Signature

21st day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028