THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$412,000.00.** **Affiant** Subscribed and sworn to before me, this **30th day of April, 2025.** **Notary Public** **My commission expires:** 5-9-26

Karen Johnson Davidson County
Batch# 1266029 DEEDWARR
04/30/2025 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20250430-0033406

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Caudill and Teresa Caudill **905 Market Square Court** **Hermitage, TN 37076**	**Indecomm Global Services** **Mail Stop - FD-FW-9909** **1427 Energy Park Drive** **St. Paul, MN 55108**	**086 08 0 094.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Rita J. Davis, a widow**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Matthew Caudill and Teresa Caudill, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No 362 on the Plan of PHASE I, CAMDEN WOODS of record in Plat Book 6900, Page 697 and 698, said Register's office.

Said Lot No. 362 fronts 44.83 feet on the Easterly margin of Market Square Court and extends back 97.00 feet on the Northerly line and 200.00 feet on the Southerly line to a dead line in the rear measuring 170.30 feet thereon.

Being the same property conveyed to Gerald D. Davis and wife, Rita J. Davis, by Quitclaim Deed from Gerald D. Davis, of record in Instrument No. 20120814-0072406, in the Register's Office of Davidson County, Tennessee, dated August 13, 2012 and recorded on August 14, 2012. The said Gerald D. Davis died on March 12, 2022, leaving Rita J. Davis as surviving tenant by the entirety.
Being the same property conveyed to Gerald Donald Davis, by Quitclaim Deed from Sheila Marie Davis, of record in Instrument No. 20030924-0140978, in the Register's Office of Davidson County, Tennessee, dated August 29, 2003 and recorded on September 24, 2003.
Being the same property conveyed to Gerald D. Davis, by Warranty Deed from Phillips Builders, Inc., of record in Book 8598, Page 934, in the Register's Office of Davidson County, Tennessee, dated April 08, 1992 and recorded on April 10, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **905 Market Square Court, 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 in 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 my/our hand(s) this **30th day of April, 2025.**

Rita J. Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of April, 2025, before me personally appeared Rita J. Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202504300033406

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.30.25 .

Affiant Signature

4.30.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of April, 2025.

Notary Signature

My Commission Expires: 5.9.26

