Karen Johnson Davidson County
Batch# 1280603 DEEDWARR
06/02/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,522.40
20250602-0043221

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028
DAVIDSON COUNTY

W-ER-25-536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $952,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

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)
Courtney Banks Pender and Orlando Pender, III	New Owners	
(NAME)	(NAME)	**049-01-0B-017.00-CO**
536 Cherry Grove Lane		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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 FITZGERALD, SINGLE AND MAURICE FITZGERALD, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY BANKS PENDER AND ORLANDO PENDER, III, WIFE AND HUSBAND,** 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. 24, on the Plan of Final Plat, Cherry Grove, Phase 1B, of record in Instrument No. 20060927-0119685, 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 Fitzgerald and Maurice Fitzgerald, wife and husband by Warranty Deed from Arnold Homes LLC, a Tennessee limited liability company of record in Instrument No. 20141222-0116968 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 22, 2014.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20060927-0119685, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050831-0104284, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument Number 20100826-0067726, in the Register's Office for Davidson County, Tennessee.
- Charter of Cherry Grove at Whites Creek HOA of record in Instrument Number 200509210113595 and Instrument No. 20091218-0115434, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Cherry Grove at Whites Creek Homeowner's Association, Inc. of record in Instrument Number 20090504-0040404, in the Register's Office for Davidson County, Tennessee.
- Joint Right-of-Way Easement Agreement of record in Book 8635, Page 24, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040903-0107036 and Instrument No. 20041213-0147647, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20061010-0125932, in the Register's Office for Davidson County, Tennessee.
- Pipeline and Facilities Easement Agreement of record in Instrument Number 20121024-0097653, in the Register's Office for Davidson County, Tennessee.
- Temporary cul-de-sac Easement of record in Instrument Number 20040610-0068654, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewer / storm drainage of record in Book 5156, Page 454 and Book 5156, page

457, in the Register's Office for Davidson County, Tennessee.
- Roadway Easement of record in Book 1261, Page 440, 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: **536 Cherry Grove Lane, Whites Creek, Tennessee 37189**.

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 30th DAY OF MAY, 2025.

Jennifer Fitzgerald

Maurice Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER FITZGERALD, 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 30th of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURICE FITZGERALD, 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 30th of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Holly A. Mason, 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 May 30 2025.

Affiant Signature

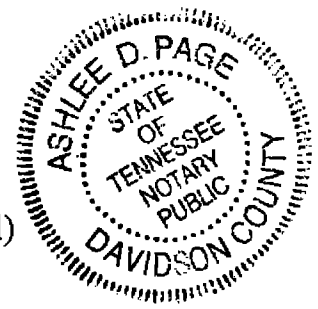
5/30/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026