Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1300010 DEEDWARR
07/21/2025 09 49 51 AM 2 pgs
Fees $13 00 Taxes $1,480 00

20250721-0057116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew T Woods and Katelyn J. Woods	New Owner	086-14-0B-122-00C0
(NAME) 3453 Parkwood Ct	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(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,

ZACHARY PAUL BRIDGMAN AND ALYSE BRIDGMAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW T. WOODS AND KATELYN J. WOODS, HUSBAND AND WIFE,

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

Land in Davidson County, Tennessee, being Lot No 72, on the plan of Fleetwood subdivision, Phase Two, of record in Plat Book 6900, pages 738-739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachary Paul Bridgman, single man by Deed dated June 21, 2023 from Dustin Clark and Haley Clark, Husband and Wife, recorded June 23, 2023, in Instrument Number 20230623-0047836, in the Official Records of Davidson County, Tennessee The Said Zachary Paul Bridgman having since married, Alyse Bridgman, joins in this conveyance as to her marital interest in the subject property.

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 *Improved* property is commonly known as: 3453 Parkwood Ct, Hermitage, TN 37076

LT&E File #22285

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 my/our hand(s) this 16th day of July, 2025

Zachary Paul Bridgman
Zachary Paul Bridgman

Alyse Bridgman
Alyse Bridgman

STATE OF South Carolina
COUNTY OF Spartanburg

On this 16th day of July, 2025, before me personally appeared Zachary Paul Bridgman and Alyse Bridgman, 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 16th day of July, 2025.

C. Turner
Notary Signature
My commission expires: 5-6-32

C. TURNER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 05-06-32

LT&E File #22285