BILL GARRETT, Davidson County
Trans:T20170007912 DEEDWARR
Recvd: 01/27/17 09:32 3 pgs
Fees:18.00 Taxes:555.00
20170127-0008886

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ed Rockensock & Judy Rockensock
4434 Juneau Drive
Hermitage, TN 37076-1411

SEND TAX BILL TO:

Prime Lending / NTC
2100 ALT 19 North
Palm Harbor, FL 34683

MAP/PARCEL 075-03-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jodi L. Wustman, now known as Jodi L. Rockensock** has this day bargained and sold, and does hereby transfer and convey unto **Ed Rockensock and Judy Rockensock, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Tulip Grove, Section I of record in Plat Book 3700, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36, which is a corner lot, fronts 122.45 feet on the Northerly margin of Juneau Ct. and fronts 125.0 feet on the Easterly margin of Juneau Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.0 feet on the Northerly line and 124.75 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Jodi L. Wustman by Warranty deed from Nancy Weeks Wong of record in Instrument No. 20090908-0084219 Register's Office for Davidson County, Tennessee, dated August 27, 2009 and recorded on September 08, 2009. (Value of consideration shown in aforementioned deed $133,950.00.) Being also known as 4434 Juneau Drive Hermitage, Tennessee 37076.

Lane F. Rocksonsock joins in this conveyance for the purpose of conveying any marital interest he may have in said property.

This is improved/unimproved property known as: **4434 Juneau Drive, Hermitage, Tennessee 37076-1411**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book , page , and restrictions in Book , page , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 16th day of December, 2016.

Jodi L. Wustman Rockensock

Lane F. Rockensock by Jodi L. Rockensock as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jodi L. Wustman Rockensock,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of December, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

~~AFFIANT~~

Subscribed and sworn to before me this the 16th day of December, 2016.

NOTARY PUBLIC

RHONDA G. PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2019

My Commission Expires: _____

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jodi L. Rockensock, formerly known as Jodi L. Jodi L. Wustman, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Lane F. Rockensock, and acknowledged that she executed the same as the free act and deed of the said Lane F. Rockensock.

Witness my hand at Mt. Juliet, Tennessee, this 16th day December, 2017.

My commission expires: 10-07-19

Notary Public

