Karen Johnson Davidson County
Batch# 292276 DEEDWARR
09/27/2019 10:51:12 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190927-0098490

WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/16/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Joan D. Ostrander	SEND TAX BILLS TO: **USAA Federal Savings Bank**	MAP-PARCEL NUMBERS
(NAME) 2106 Jade Avenue	(NAME) **10750 McDermott Freeway**	09514003100
(ADDRESS) Nashville, TN 37210	(ADDRESS) **San Antonio, TX 78288-0544**	
(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, **Allen Roy Juergemeier and Sandra Kay Chaney**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joan D. Ostrander,** _____, HEREINAFTER CALLED THE GRANTEE, 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. 62 on the Plan of Elm Hill Acres, Section No. I of record in Book 2331, Page 67, 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. 62 fronts 70 feet on the north side of Jade Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Allen Roy Juergemeier and Sandra Kay Chaney, as tenants in common by Quitclaim Deed from Allen Juergemeier, Executor of Estate of Virginia Ranstad, deceased of record in Instrument No. 20170615-0060086, Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 15, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Larry G. Ranstad and wife, Virginia F. Ranstad by Warranty Deed from Estate of Michael Allen Patton of record in Book 10555, Page 110, Register's Office for Davidson County, Tennessee, dated July 30, 1997 and recorded on August 04, 1997.

Larry G. Ranstad died on October 22, 2014, leaving Virginia F. Ranstad, surviving tenant by the entirety, Tennessee Death Certificate 7471535.

Virginia F. Ranstad, died September 07, 2016 and the estate was probated under Docket Number 16P1686, Probate Division of the Chancery Court, Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2331, Page 67 and Book 2442, Page 464, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2106 Jade Ave Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10th day of September, 2019.

Allen Roy Juergemeier

Sandra Kay Chaney

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Allen Roy Juergemeier and Sandra Kay Chaney**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019