Karen Johnson Davidson County
Batch# 296667 DEEDWARR
10/07/2019 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20191007-0102106

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $524,900.00. Meredith Mccoy Affiant Subscribed and sworn to before me, this 3rd day of October, 2019. Notary Public My Commission Expires: _____

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

WARRANTY DEED

Address New Owner: Judy Duerson 5213 Smartt Drive Nashville TN 37220	Send Tax Bills To: PINNACLE BANK 150 3RD AVE. SOUTH #1000 NASHVILLE, TN 37201	Tax Information: Tax Parcel ID No. 146-16-0-156.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd M. Rumans and Laura E. Rumans, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Judy Elaine Duerson, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 952, as shown on the map entitled Plan of Brentwood Hall Section IX, of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TODD M. RUMANS AND WIFE, LAURA E. RUMANS, by deed from CAROLINE E. WEIGEL AND HUSBAND, BENJAMIN W. WEIGEL, of record in Instrument No. 20180606-0054301, dated June 4, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 146-16-0-156.00.

Matters shown on the Plan of record in Plat Book 2331, page 92, said Register's Office.

This is improved property located at 5213 Smartt Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2019.

Todd M. Rumans

Laura E. Rumans

STATE OF Arkansas)

COUNTY OF Independence)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd M. Rumans and Laura E. Rumans, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2019.

Olivia Blair Weaver
Notary Public

My Commission Expires: 12-03-2028



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022