This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5226

Karen Johnson Davidson County
Batch# 310015 DEEDWARR
11/04/2019 09:16:54 AM 2 pgs
Fees: $13.00 Taxes: $514.30
20191104-0113155

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2019

Notary Public
My Commission Expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charley O Tualatai Kara D Tualatai Janis Williamson 14 Roehrig Ct Old Hickory, TN 37138	New Owner	044-07-0A-007.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William Bryan Roehrig, Jr., Personal Representative of Estate of William Bryan Roehrig III and William Bryan Roehrig Jr., heir at law of William Bryan Roehrig III,,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Charley Tualatai aka Charley O Tualatai and Kara D Tualatai, husband and wife and Janis Williamson, an unmarried person,** hereinafter called the Grantee(s), his/her/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. 7 on the Plan of Final Plat of First Revision of Roehrig Estates Subdivision of record in Instrument No. 20150921-0095440, amending Instrument No. 20070828-0103140 and Amended in Instrument No. 20150205-0011029, 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 Wm. Bryan Roehrig, III, by deed from Elroy Diatikar, June D. Hardy and Rose D. Ramsey, of record in Book 7100, Page 598, Register's Office for Davidson County, Tennessee, dated December 29, 1986 and recorded on January 8, 1987, Deed of Correction in Book 7203, Page 767. The said Wm. Bryan Roehrig a/k/a William Bryan Roehrig, III, having since died on June 11, 2019. See estate of William Bryan Roehrig, III, Docket No. 19P1491, Circuit Court for Davidson County, Probate Division. Also see Affidavits of Heirship recorded in Instrument Nos. 20191104-0113153 and 20191104-0113154, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **14 Roehrig Court, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of October, 2019.

GRANTOR:

Estate of William Bryan Roehrig III

By: _____
William Bryan Roehrig, Jr., Personal Representative

_____
William Bryan Roehrig, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Bryan Roehrig, Jr., Personal Representative of Estate of William Bryan Roehrig III and William Bryan Roehrig, Jr. Heir at law of William Bryan Roehrig, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of October, 2019.

CHRISTOPHER BUCKLEY SUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21