This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-19-5996

Karen Johnson Davidson County
Batch# 350706 DEEDWARR
01/30/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200130-0011262

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 30th day of January, 2020

Notary Public
My Commission Expires: 9/16/2023

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Steven Daniel Reigle<br>290 Ed Harris Road<br>Ashland City, TN 37015 | Steven Daniel Reigle<br>290 Ed Harris Road<br>Ashland City, TN 37015 | 072 14 0 298.00 |

# 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, **Tracy Rotan, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven Daniel Reigle, a married man**, 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:

Lot 12, Belle Forest No. 2, as shown on plat of record in Plat Book 843, Page 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tracy Rotan, an unmarried woman by Warranty Deed from Thomas S. Harper, an unmarried person, of record in Instrument No. 20100818-0065093, in the Register's Office of Davidson County, Tennessee, dated August 03, 2010 and recorded on August 18, 2010.

This is ☒ improved or ☐ unimproved property located at: **1413 Chester Avenue, Nashville, TN 37206**

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents, as defined by statute.

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 30th day of January, 2020.

GRANTOR:

Tracy Rotan

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracy Rotan, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~30~~ 29th day of January, 2020.

Notary Public
My Commission expires: Oct 27, 2022

CELENA CASAROTTO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144041651
MY COMMISSION EXPIRES OCT 27, 2022



202001300011262

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

