Karen Johnson Davidson County
Batch# 360509 DEEDWARR
02/19/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $832.13
20200219-0018638

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0307

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2020

Notary Public

Commission Expires: 10/2/23

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Rothhaar and Emily Krieble 1020 Hammack Court Nashville, TN 37214	Movement Mortgage, LLC, ISAOA/ATIMA 8024 Calvin Hall Road Indian Land, SC 29707	108-16-0-298.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Amanda Dean, Successor Trustee of The 1020 Hammack Ct Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Rothhaar, a single man and Emily Krieble, a single woman

HEREINAFTER CALLED THE GRANTEES, 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. 64-B on the Plan of Zone Lot Division, Percy Priest Woods, Section III Revised 54, 64 and 69, of record in Plat Book 6250, Page 428, Amending Plat Book 5200, Page 789, 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 Amanda Dean, Trustee of The 1020 Hammack Ct Trust by Warranty deed from Shelby Worsham Tomlin, a married woman of record in Instrument No. 20191011-0104547 Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1020 Hammack Court, Nashville, TN 37214.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of February, 2020.

The 1020 Hammack Ct Trust

By: _____
Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The 1020 Hammock Ct Trust the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 18th day of February, 2020.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(Notary Seal)

_____
Notary Public

My Commission Expires: 8-23-21

True Copy Certification

I, **Jennifer Pennell**, 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.

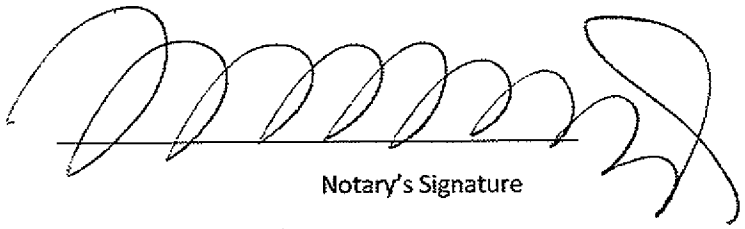


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

