This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 5-20-6365

Karen Johnson Davidson County
Batch# 373771 DEEDWARR
03/17/2020 03:00:30 PM 2 pgs
Fees: $13.00 Taxes: $817.70
20200317-0029643

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $221,000.00

Kimberley C Rhonda
Affiant

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Subscribed and sworn to before me, this the 5th day of March, 2020

Mary Gail Porter
Notary Public
My Commission Expires: 01-10-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rhonda M. Jordan 904 Birchmill Pt S Antioch, TN 37013	Cardinal Financial Co., LP P O Box 0054 Palatine, IL 60055-0054	175 06 0A 026.00

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, **Rustee Lyn Ray, Trustee of the Rustee Lyn Ray Living Trust dated December 19, 2000**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rhonda Jordan, an unmarried woman** 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 26, SECTION ONE, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", as shown on plat of record in Plat Book 20060824-0104545, Page , 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 Rustee Lyn Ray, Trustee of The Rustee Lyn Ray Living Trust, by Warranty Deed from Brandon Becke, unmarried, of record in Instrument No. 20140205-0010116, in the Register's Office of Davidson County, Tennessee, dated February 03, 2014 and recorded on February 05, 2014.

This is ☒ improved or ☐ unimproved property located at: **904 Birchmill Pt S, Antioch, TN 37013**

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 5th day of March, 2020.

GRANTOR:

Rustee Lyn Ray Living Trust dated December 19, 2000

By: Rustee Lyn Ray Trustee
Rustee Lyn Ray, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rustee Lyn Ray, Trustee of Rustee Lyn Ray Living Trust dated December 19, 2000, 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 5th day of March, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020