Karen Johnson Davidson County
Batch# 422994 DEEDWARR
06/22/2020 12:35:12 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20200622-0066689

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2020.

Notary Public

My Commission Expires: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
William R Woehler, Jr and Charlotte A Woehler	Churchill Mortgage Corp.	074-08-0-144.00
424 Bonnawood Drive	1749 Mallory Ln. Ste. 100	
Hermitage, TN 37076	Franklin, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chasity DeArmond-Rueby and Elizabeth Rueby, a married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R Woehler, Jr and Charlotte A Woehler, husband and wife

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. 739 on the Plan of Hermitage Hills, Section Seven, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Chasity DeArmond-Rueby and Elizabeth Rueby, a married couple, by Warranty Deed from The Estate of Melany Lynne Brite, dated 11/20/2019 and recorded 11/22/2019 in Instrument Number 20191122-0120539, Register's Office for Davidson County, Tennessee.

Prior Source of Title: BEING the same property previously conveyed to Melany Lynne Brite by Warranty Deed from Rodger (incorrectly typed Roger on deed) M. Vassar and wife, Sarah E. Vassar, dated 12/7/1992 and recorded 12/17/1992 in Book 8817, Page 261, Register's Office for Davidson County, Tennessee.

The said Melany Lynne Brite died intestate on February 15, 2019, and pursuant to Order for Intestate Administration and Letter of Administration filed 4/11/2019 in Docket No. 19P-598 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Andrew Brite was appointed as Administrator.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 424 Bonnawood Drive, Hermitage, TN 37076.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good

right to convey it and the same in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of June, 2020.

Chasity DeArmond-Rueby

Elizabeth Rueby

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chasity DeArmond-Rueby and Elizabeth Rueby with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18th of June, 2020.

Notary Public

My Commission Expires: 3/23/2021

(SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY