This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5726

Karen Johnson Davidson County
Batch# 437464 DEEDWARR
07/14/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20200714-0077005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2020.

Notary Public
My Commission Expires:

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer R. Mummert Randall W. Harries 5548 S Sicily Way, Aurora, CO 80015	New Owner	044-07-0A-003.00CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **William Bryan Roehrig, Jr., as heir at law of William Bryan Roehrig, III and William Bryan Roehrig, Jr., as Administrator of The Estate of William Bryan Roehrig, III**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Randall W. Harries, an unmarried man and Jennifer R. Mummert, 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:

Land in Davidson County, Tennessee, being Lot No. 3 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, 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, III A/K/A William Bryan Roehrig, III having since passed on June 11, 2019, leaving William Bryan Roehrig, Jr, as his heir at law as evidenced in Affidavits of Heirship of record in Instrument No. 20191104-0113154 and Instrument No. 20191104-0113153. See also estate of William Bryan Roehrig, III, Docket No. 19P1491, Circuit Court for Davidson County, Probate Division.

This is unimproved property located at: **30 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. 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.

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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 8th day of July, 2020.

GRANTOR:

X _____
William Bryan Roehrig, Jr.

The Estate of William Bryan Roehrig, III

By: X _____
William Bryan Roehrig, Jr., Administrator

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., 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 8th day of July, 2020.

_____
Notary Public
My Commission expires: _____

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

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., 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 is the Administrator of The Estate of William Bryan Roehrig, III, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

_____
Notary Public
My Commission expires: _____

202007140077005

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: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM