WARRANTY DEED

Karen Johnson Davidson County
Batch# 445402 **DEEDWARR**
07/29/2020 10:45:02 AM 2 pgs
Fees: $13.00 Taxes: $877.09

20200729-0083345

Y-SB-C-20-525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rowan Mansi Isaaks and Stephany Ann Haack Isaaks	NEW OWNERS	
(NAME) **525 Scotts Creek Trl**	(NAME)	**075-12-0A-138.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRAD C. GUTZKI AND SAMANTHA J. GUTZKI F/K/A SAMANTHA J. LINDENBUSCH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROWAN MANSI ISAAKS AND STEPHANY ANN HAACK ISAAKS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 66 on the Plan of First Revision Section Three Phase II, Greer Meadows at Cedar Creek of record in Plat at Instrument No. 20070407-0093587, 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 Brad C. Gutzki, an unmarried man, and Samantha J. Lindenbusch, an unmarried woman, joint tenants with right of survivorship by Quitclaim deed from Brad C. Gutzki, an unmarried man, and Samantha J. Lindenbusch, an unmarried woman and Jennifer R. Bones and Thomas E. Bones, wife and husband, joint tenants with right of survivorship of record in Instrument No. 20150702-0064127 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 02, 2015.

Brad C. Gutzki and Samantha J. Lindenbusch having since married. Samantha J. Lindenbusch is now known as Samantha J. Gutzki.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20040407-0039587, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020606-00162712; Instrument No. 20020606-0069062 and Instrument no. 20001205-0119474, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **525 Scotts Creek Trl, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JULY, 2020.

Brad C. Gutzki by John Gleaves, Attorney-In-Fact

Samantha J. Gutzki by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRAD C. GUTZKI AND SAMANTHA J. GUTZKI, and who acknowledged he/she/they executed the same as the free act and deed of the said BRAD C. GUTZKI AND SAMANTHA J. GUTZKI.

Witness my hand and official seal, this the 27th of July, 2020.

Notary Public

My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021