FILE NUMBER
2006324 (4)

Karen Johnson Davidson County
Batch# 451066 DEEDWARR
08/05/2020 02:06:30 PM 2 pgs
Fees: $13.00 Taxes: $947.20
20200805-0087032

WARRANTY DEED

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $256,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-23-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-7206B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew D. Witherspoon and Hien Thanh Thi Phan	New Owner	151-01-0A-025.00-CO
3533 Burwick Place	Same	
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LAUREN RUMMAGE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW D. WITHERSPOON AND SPOUSE, HIEN THANH THI PHAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 25 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Page(s) 444, 445, 446 and 447, 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 Kimberly Y. Rummage, a married woman by Quitclaim Deed from Kimberly Y. Rummage f/k/a Kimberly Y. Patterson and joined by her spouse DL Rummage, of record in Instrument No. 20130326-0029544, Register's Office for Davidson County, Tennessee, dated December 18, 2012 and recorded on March 26, 2013.

Kimberly Y. Rummage aka Kimberly Patterson, having died on November 6, 2019, her interest in said property vesting in her sole heir at law: Lauren Rummage, a minor, as shown in Probate of record in Case No. 19P2193, Seventh Circuit Court for Davidson County, Tennessee. Beverly Smith having been appointed Guardian of Lauren Rummage for the limited purpose of the sale of real estate by Order of record in Case No. 19P2193.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

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 that we 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 hand on the 31st day of July, 2020.

Beverly Smith, Guardian of Lauren Rummage, a minor

STATE OF Georgia

COUNTY OF Henry

Personally appeared before me, a Notary Public of said County and State, BEVERLY SMITH, as Guardian of Lauren Rummage, a minor, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2020.

Notary Public

My Commission Expires: Sept 12, 2020

Janet Vickers
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires September 12, 2020

File #: 20-7206B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY