This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 459227 **DEEDWARR**
08/18/2020 11:35:07 AM 2 pgs
Fees: $13.00 Taxes: $912.05
20200818-0092710

ADDRESS NEW OWNER:
Derrick Minyard
Rachel Markin Minyard
204 Burns Ave #14
Nashville, TN 37203

SEND TAX BILL TO:

Angel Oak Home Loans LLC
980 Hammond Dr, Suite 200
Atlanta GA 30328

MAP/PARCEL 075-03-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rockensock Properties, LLC, a Tennessee limited liability company, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Derrick Minyard and Rachel Markin Minyard, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 the Plan of Tulip Grove, Section I of record in Plat Book 3700, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36, which is a corner lot, fronts 122.45 feet on the Northerly margin of Juneau Ct. and fronts 125.0 feet on the Easterly margin of Juneau Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 100.0 feet on the Northerly line and 124.75 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Rockensock Properties, LLC by Quitclaim deed from Ed Rockensock and Judy Rockensock, husband and wife of record in Instrument No. 20200511-0048658 Register's Office for Davidson County, Tennessee, dated May 08. 2020 and recorded on May 11, 2020.

This is improved property known as: **4434 Juneau Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and

warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 17th day of August, 2020.

WITNESS MY HAND on this the 17th day of August, 2020

Rockensock Properties, LLC, a Tennessee limited liability company

Eddie Rockensock, Chief Manager

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eddie Rockensock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Chief Manager of Rockensock Properties, LLC, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

WITNESS my hand and official seals at office this 17th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $246,500.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 200686