Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D20-0709

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of August, 2020

Notary Public

Commission Expires: 6-26-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackie Towe 6118 Hill Circle Drive Nashville, TN 37209	Highlands Residential Mortgage 12001 North Central Expressway Ste 750 Dallas, TX 75243	103-01-0B-002.00

Karen Johnson Davidson County
Batch# 467177 DEEDWARR
08/31/2020 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20200831-0098613

WARRANTY DEED

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

Joseph B. Walker, as Devisee under the Last Will and Testament of Toni J. Rothfuss

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackie Towe, a single woman

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 Unit B, Declaration of Covenants, Conditions and Restrictions for Hill Circle Homes of record in Instrument Number 20140731-0068272, 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 Toni J. Rothfuss by Warranty deed from Jeffrey M. Pate of record in Instrument No. 20160308-0021971 Register's Office for Davidson County, Tennessee, dated March 1, 2016 and recorded on March 8, 2016. Toni J. Rothfuss having died Testate on May 21, 2020, leaving Joseph B. Walker, Grantors herein as devisee under the Last Will and Testament of Toni J. Rothfuss, of record in Dickson County, Tennessee, Probate Court Case No. 20P934.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6118 Hill Circle Drive, Nashville, TN 37209

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of August, 2020.

Joseph B. Walker, Devisee

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph B. Walker, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 28 day of August, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

True Copy Certification

I, Tracey Boshears, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary' Seal (if on paper)

