Karen Johnson Davidson County
Batch# 477306 DEEDWARR
09/17/2020 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200917-0106363

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$380,000.00~~ 380,000.00

Affiant

Subscribed and sworn to before me, this 16 day of September, 2020.

Notary Public
My commission expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Address of New Owner:	Send Tax Bills to:	Tax Information
SARAH KELSEY 4105 CECIL COURT NASHVILLE, TN 37207	NEW OWNER	03215001400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA GUMMERMAN AND HUSBAND, TODD GUMMERMAN,** hereinafter referred to as Grantors have bargained and sold, and do hereby transfer and convey to, **SARAH KELSEY, A SINGLE WOMAN, AND HUNTER SOLTES, A SINGLE MAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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. 121 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 6 OF RECORD IN PLAT BOOK 3700, PAGE 22, 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 LAURA GUMMERMAN AND HUSBAND, TODD GUMMERMAN, BY WARRANTY DEED DATED JUNE 30, 2015, FROM SHAWN ROSSON AND TERESA ROSSON, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20150701-0063473, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 4105 Cecil Court, Nashville, TN 37207.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, thr heirs, successors and assigns, forever. Grantors covenants with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 15 day of September, 2020.

LAURA GUMMERMAN

TODD GUMMERMAN

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LAURA GUMMERMAN AND TODD GUMMERMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in PITTSBURGH, PA (city/state), this 16TH day of September, 2020.

Notary Public

My Commission expires: 5-7-2023 (SEAL)

Commonwealth of Pennsylvania - Notary Seal
Mary Kay Abdulovic, Notary Public
Allegheny County
My commission expires May 7, 2023
Commission number 1000100
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024