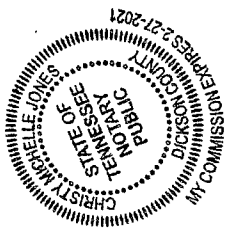
Karen Johnson Davidson County
Batch# 487134 DEEDWARR
10/01/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20201001-0113359

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Valerian Rouff Alexandria S. Rouff	Same as	131-05-0B-328.00-CO
328 Summit Ridge Circle	New owner	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACQUELYNN J. BROWN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRIA S. ROUFF, AN UNMARRIED WOMAN AND VALERIAN ROUFF, A MARRIED MAN, TENANCY BY ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 328 on the Plan of Four Seasons Condominiums, of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee, and as Exhibit "D" to Master Deed of record in Book 6841, Page 390, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Jacquelynn J. Brown, a single woman by Warranty deed from Zachary C. Smith, unmarried of record in Instrument No. 20140109-0002374 Register's Office for Davidson County, Tennessee, dated January 08, 2014 and recorded on January 09, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 328 Summit Ridge Circle, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2020.

Jacquelynn J. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacquelynn J. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2020.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license 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.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024