Karen Johnson Davidson County
Batch# 508527 DEEDWARR
11/03/2020 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.43
20201103-0128812

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $293,900.00.

Affiant

Subscribed and sworn to before me this 23rd day of October, 2020.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2020-638

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah Roach	New Owner	
7841 Kemberton Drive West		186-04-0B-034.00
Nolensville, TN, 37135		

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, we

Ramona Rhodes and Stephen Rhodes, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sarah Roach, unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being Lot No. 34, Burkitt Place, Phase 2C also known as The Village of Burkitt Place as described in Exhibit B of the Declaration of Protective Covenants, Conditions and Restrictions for the Village of Burkitt Place of record in Instrument No. 20070207-0016043, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ramona Rhodes and Stephen Rhodes, wife and husband by Warranty deed from Lui Tai, an unmarried person of record in Instrument No. 2017073-0066740 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7841 Kemberton Drive West, Nolensville, TN 37135.**

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 do 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 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 our hands this 23rd day of October, 2020.

Ramona Rhodes

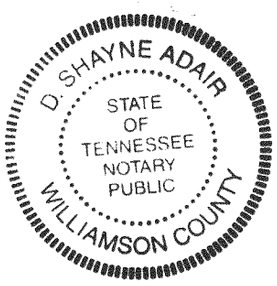
Stephen Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2020.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY