Karen Johnson Davidson County
Batch# 509418 DEEDWARR
11/05/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $665.22
20201105-0129987

Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D20-0605

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of July, 2020

Notary Public

Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pamela J. Newman 611 A Eastboro Drive Nashville, TN 37209	New Owner	091-09-0-147.01

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,

Dorothy H. Rotoni, Individually and 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

Pamela J. Newman, 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 Lot No. 1A on the Plan of Zone Lot Division of Lot 1: Wayne Perry Subdivision of record in Plat Book 8250, Page 228, 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, an unmarried person and Dorothy H. Rotoni, a married person by Warranty deed from Wayne E. Allen, unmarried of record in Instrument No. 20060322-0032599 Register's Office for Davidson County, Tennessee, dated March 15, 2006 and recorded on March 22, 2006. The said Toni J. Rothfuss died May 1, 2020. Her estate being administered in Docket Number 20P934, Probate Court for Davidson County, Tennessee. Property being devised to Dorothy H. Rotoni by Last Will and Testament of Toni J. Rothfuss.

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: 611 A Eastboro 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.c

Joseph B. Walker executes this instrument on behalf of Dorothy H. Rotoni pursuant to a Specific Power-of-Attorney dated July _____, 2020 and filed for record in Volume _____, Page _____, in the Register's Office of Dickson County, Tennessee. 202011050129986

Davidson m

Dated this the 24th day of July, 2020.

Dorthy H Roton: Individually
Dorothy H. Rotoni, Individually

BY: _____ AIF
Joseph B. Walker, Attorney-In-Fact

Dorothy H. Rotoni
Dorothy H. Rotoni, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934

BY: _____ AIF
Joseph B. Walker, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF TENNESSEE

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Joseph B. Walker as Attorney in Fact for Dorothy H. Rotoni,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his free act and deed and as the free act and deed of the said Dorothy H. Rotoni, for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 24th day of July, 2020.

RENE' PORTER STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 12-23-2020

Rene Port
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Joseph B. Walker as Attorney in Fact for **Dorothy Rotoni, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said **Dorothy Rotoni, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934**, for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 22nd day of July, 2020.

RENE' PORTER STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 12-23-2020

Rene Port
Notary Public
My Commission Expires: _____

WARRANTY DEED

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

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