# WARRANTY DEED

Karen Johnson Davidson County
Batch# 539383 DEEDWARR
12/21/2020 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20201221-0151128

O-CL-20-506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Cheryl Rhines** | New Owner | |
| (NAME) | (NAME) | **160-16-0C-081.00-CO** |
| **506 Old Towne Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL O. ADEOGUN AND ELISA ADEOGUN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHERYL RHINES, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 81 on the Plan of The Terraces at Brentwood Chase of record in Plat at Instrument No. 20001103-0109137, 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 Paul O. Adeogun by Warranty deed from Anita Theis, unmarried of record in Instrument No. 20130702-0068209 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 02, 2013. Being also known as 506 Old Towne Drive 81 Brentwood, Tennessee 37027. The execution of this instrument is effected by the signature of Adam Jefferson as Attorney-in-Fact for Paul O. Adeogun and Elisa Adeogun, which Power of Attorney is recorded in Instrument Number 202012210151126, said Register's office.

202012210151127

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20001103-0109137, Register's Office of Davidson County, Tennessee.
- Terms. provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in book 20000831-0086367. 20001214-0123057, 20010119-005975, 20010328-0029845. and 20041206-0144631. but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. As this instrument has been amended or modified by the instrument recorded .
- By-laws of record in Instrument No. 20001214-0123058, Registers Office for Davidson County, Tennessee.
- Charter of The Terraces at Brentwood Chase Homeowner's Association, Inc. of record in Instrument No. 20001214-0123056, Said Registers Office.
- Storm Water Detention Agreement of record in Book 11115, Pages 281 and 286, Registers Office for Davidson County, Tennessee
- Boundary Plat Book 9700, Page 653 and 654, said Registers Office
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **506 Old Towne Drive, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2 DAY OF DECEMBER, 2020.

Paul O. Adeogun by A.H. attny in fact
Paul O. Adeogun, by his attorney in fact, Adam Jefferson

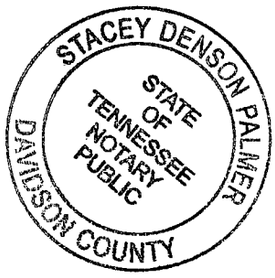
Elisa Adeogun by A.H. attny in fact
Elisa Adeogun, by her attorney in fact, Adam Jefferson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL O. ADEOGUN AND ELISA ADEOGUN, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL O. ADEOGUN AND ELISA ADEOGUN.

Witness my hand and official seal, this the 2nd of December, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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