WARRANTY DEED

Karen Johnson Davidson County
Batch# 541854 DEEDWARR
12/23/2020 11:07:47 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20201223-0152857

File #2020-816

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me on December 22, 2020.

NOTARY PUBLIC
My Commission Expires: 2/24/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ilse M. Pope, Trustee of the Pope Family Revocable Trust PO Box 1559 Reedley, CA 93654	New Owner	173-05-0A-036.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROSEMARY E. TAUBNER, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ILSE M. POPE, TRUSTEE OF THE POPE FAMILY REVOCABLE TRUST-SURVIVOR'S TRUST, ESTABLISHED UNDER TRUST INSTRUMENT DATE APRIL 1, 1992**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 36, on the Horizontal Property Regime for Barnes Crossing, as recorded in the Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ROSEMARY E. TAUBNER, AN UNMARRIED WOMAN, by deed from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20090903-0083307, dated August 31, 2009, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
Easements, setback lines, and all other matters as set forth on the above plan of record.
Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1830 Shaylin Loop, Antioch, TN 37013.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on December 21st, 2020.

Grantor:

Rosemary E Taubner

Rosemary E. Taubner

STATE OF New Hampshire
COUNTY OF Merrimack

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ROSEMARY E. TAUBNER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of December, 2020.

Brianna M. Gromko
Notary Public - State of New Hampshire
My Commission Expires October 2, 2024

Brianna M. Gromko
Notary Public

My commission expires: October 2, 2024

STATE OF NEW HAMPSHIRE NOTARY PUBLIC