Karen Johnson Davidson County
Batch# 577741 DEEDWARR
02/24/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $651.20
20210224-0023122

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF February, 2021.

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

(Affix Seal) Notary Public

My Commission Expires: 9/18/23

ZUMBRUNNEN-H20644

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kayla Zumbrunnen	New Owner	**43-2-A-102**
102 Cedarwood Lane		
Madison, TN 37115		

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, I/we, **LAUREN LUETTKE MUTCHLER AND HUSBAND JONATHAN MUTCHLER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **KAYLA ZUMBRUNNEN, UNMARRIED** hereinafter called the Grantee(s), their heirs 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 Lot No. 102 on the Plan of Phase One, Cedarwood Courtyard Homes, of record in Plat Book 5200, Pages 60, as clarified in Book 5497, page 800. Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which plan reference is here by made for a more complete and accurate description.
Being the same property conveyed to Lauren Luettke, a single woman by Warranty Deed from Patti Lane Guy dated June 30, 2016 and recorded July 1, 2016 as Instrument Number 20160701-0067760 in The Register's Office for Davidson County, Tennessee.

Lauren Luettke and Lauren Luettke Mutchler are one and the same person.

( ) unimproved
This is (X) improved property known as 102 Cedarwood Lane, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 11th day of February, 2021

Lauren Luettke Mutchler

Jonathan Mutchler

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named LAUREN LUETTKE MUTCHLER AND JONATHAN MUTCHLER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 11th day of February, 2021.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary Public

My Commission Expires: _____

True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON