Karen Johnson Davidson County
Batch# 582509 DEEDWARR
03/03/2021 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $587.93
20210303-0027195

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
4-16-2022
(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH20-00737

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tim Brauer and Thomas Joseph Brauer 8 Rolling Meadows Drive Goodlettsville, TN 37072	NEW OWNER	033-04-0-A-008.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer L. Hunsicker**, Unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tim Brauer and Thomas Joseph Brauer**, hereinafter called the Grantees, their successors 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 Unit No. 8, on the plan of Rolling Meadows, Phase 1 - Section One (erroneously referenced as Rolling Meadows, Section I in prior deed), as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 6593, Page 194; Book 6726, Page 18; Book 6926, Page 472; Book 6966, Page 497; Book 6980, Page 188; Book 7138, Page 352; Book 7408, Page 733; Book 8049, Page 711; Book 9319, Page 100; Book 9557, Page 25; Book 9566, Page 369; Book 9675, Page 389; and Instrument No. 20170203-0011853, and as shown by plat of record in Book 6250, Page 504, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer L. Hunsicker, unmarried by deed from Mary T. Cherry, unmarried, dated July 5, 2007, recorded July 11, 2007, of record in Instrument No. 20070711-0082545, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8 Rolling Meadows Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 25th day of February, 2021

Jennifer L. Hunsicker

Jennifer L. Hunsicker

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 25 day of Feb, 20 21, before me personally appeared Jennifer L. Hunsicker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Shelly M Walling

Notary Public

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

My Commission Expires: 4-16-2022

True Copy Certification

I, **Michelle Mitchell** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dolores E. Brown
My Commission Expires: 4-17-2023

SEAL

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023