Name and Address of New Owner:
Chase Adams and Krisandra Lynn Adams
3028 Harpeth Springs Drive
Nashville, TN 37221

Send Tax Bills To:
SIRVA MORTGAGE INC.
6200 OAK TREE BLVD., STE 300
INDEPENDENCE, OH 44131

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 141-06-0-C-042.00CO

Karen Johnson Davidson County
Batch# 587706 DEEDWARR
03/09/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210309-0030822

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Courtney Lynn Groennert, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chase Adams and Krisandra Lynn Adams, husband and wife.**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat, Riverbridge Community, Phase 1A, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019997, 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 Steven Walter Cummings by Warranty Deed from Sarah T. Cox Pry, married, of record as Instrument No. 20060531-0063555 in the Register's Office for Davidson County, Tennessee, dated May 18, 2006 and recorded on May 31, 2006.

Being the same property conveyed to Courtney Lynn Groennert, a single woman by Warranty deed from Steven Walter Cummings, unmarried of record in Instrument No. 20151026-0108533 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 26, 2015. (Value of consideration shown in aforementioned deed $227,000.00.)

Being also known as 3028 Harpeth Springs Drive, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2021.

_____(SEAL)
Courtney Lynn Groennert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Courtney Lynn Groennert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of March, 2021.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of March, 2021.

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

_____
Notary Public
My commission expires: 1-19-25

File No. 2021-1373

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

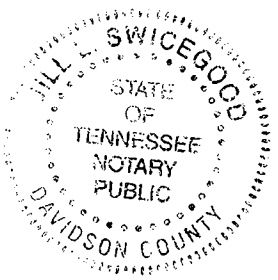
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

900