THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 629266 DEEDWARR
05/05/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20210505-0060301

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Allison Senter Dowsley 12009 Old Hickory Boulevard Hermitage, TN 37076	Guaranteed Rate, Inc. 3940 N Ravenswood Chicago, IL 60613	109-00-0-224

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dennis R. Roth and wife, Tammy M. Roth, as tenants by the entirety**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Allison Senter Dowsley, unmarried woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LOCATED in Davidson County, Tennessee and being Lot No.2, Revised Final Plat of Goodwin Subdivision of record in Book 6900, Page 194, Register's Office of Davidson County. Tennessee.

Being the same property conveyed to Dennis R. Roth and wife, Tammy M. Roth, as tenants by the entirety, by Warranty Deed from Jodie A. Kloke, unmarried, of record on November 25, 2013, at Instrument No. 20131125-0120768, Davidson County Register of Deeds.

This is property commonly known as 12009 Old Hickory Boulevard Hermitage, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 3rd **day of May, 2021**:

Dennis R. Roth

Tammy M. Roth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis R. Roth and Tammy M. Roth,** the bargainors, 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, this 3rd day of May, 2021.

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$555,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 3rd DAY OF May, 2021.

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY