WARRANTY DEED

Karen Johnson Davidson County
Batch# 631721 DEEDWARR
05/07/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210507-0061798

STATE OF Oregon
COUNTY OF Marion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Ashley Marie Rue, Benjamin Lee Rue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Paula Ann Manion
Notary Public

MY COMMISSION EXPIRES: 08-06-2021
(AFFIX SEAL)

OFFICIAL STAMP
PAULA ANN MANION
NOTARY PUBLIC - OREGON
COMMISSION NO. 1002759
MY COMMISSION EXPIRES AUGUST 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040733

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pruanna Spackman and Christopher Broomhead	Churchill Mortgage Corporation	
(NAME)	(NAME)	
177 Brenda Court	1749 Mallory Lane, Suite 100	148-14-0-135.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ASHLEY MARIE RUE AND BENJAMIN LEE RUE, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PRUANNA SPACKMAN AND CHRISTOPHER BROOMHEAD, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 255 on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, 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 Ashley Marie Rue and Benjamin Lee Rue, wife and husband by Warranty deed from Loewen Pride Properties, LLC, a Nevada Limited Liability Company of record in Instrument No. 20171204-0123236 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on December 04, 2017.

Being also known as 177 Brenda Court, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further 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) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 177 Brenda Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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/our hand(s) this the 30th day of April, 2021

Ashley Marie Rue
Ashley Marie Rue

Benjamin Lee Rue
Benjamin Lee Rue

STATE OF OREGON
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ashley Marie Rue and Benjamin Lee Rue, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2021.

Paula Ann Manion
Notary Public

My Commission Expires: 08-06-2024 P.A.M.

(SEAL)

OFFICIAL STAMP
PAULA ANN MANION
NOTARY PUBLIC - OREGON
COMMISSION NO. 1002759
MY COMMISSION EXPIRES AUGUST 06, 2024

Homeland Title, LLC
1896 General George Patton Dr., Suite 200
Franklin, TN 37067

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

