Karen Johnson Davidson County
Batch# 661168 DEEDWARR
06/21/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20210621-0083438

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
~~SUITE 101~~
NASHVILLE, TN 37215

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is **$585,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DONALD WILLIAM RENNER III AND ALLISON LEE RENNER	**NEW OWNER**	062-11-0A-001.00 CO
201 Valley Bend Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRIAN J. MELLS AND ROCHELLE C. WOODS, NOW KNOWN AS ROCHELLE MELLS, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD WILLIAM RENNER III AND ALLISON LEE RENNER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Plan of Pennington Bend Chase, of record in Instrument No. 20060531-0063604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRIAN J. MELLS AND ROCHELLE C. WOODS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH FULL RIGHT OF SURVIVORSHIP, by deed from FRANK BATSON HOMES, INC., of record in Instrument No. 20150928-0098151, dated September 25, 2015, said Register's Office. ROCHELLE C. WOODS IS NOW KNOWN AS ROCHELLE MELLS.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 201 Valley Bend Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 18th day of June, 2021

BRIAN J. MELLS

ROCHELLE MELLS

State of Tennessee)
County of Wilson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BRIAN J. MELLS AND ROCHELLE MELLS, HUSBAND AND WIFE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-18-21 (date of document).

E Prophet

Affiant Signature

6-18-2021

Date

State of Tennessee

County of

Sworn to and subscribed before me this 18 day of June, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

