Karen Johnson Davidson County
Batch# 667181 DEEDWARR
06/29/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20210629-0087862

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635665**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 25th day of June, 2021. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: P. Fallon Jensen and Kaitlin Maureen Jensen 5182 Colleton Way Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-14-0A-039.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Thomas Rosencrans, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **P. Fallon Jensen and Kaitlin Maureen Jensen, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Revised Plan of Hanover Park of Sheffield, Residential PUD, of record in Plat Book 9700, pages 154, 155, and 156, 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 DANIEL THOMAS ROSENCRANS AND LINDSEY MARIE CONNOLLY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ROBERT COSTANZA AND WIFE, KELLY D. COSTANZA, of record in Instrument No. 20180720-0070878 , dated July 18, 2018 , corrected by Scrivener's Affidavit of record in Instrument No. 20180831-0086568, said Register's Office.

Being further conveyed to DANIEL THOMAS ROSENCRANS by quitclaim deed from LINDSEY MARIE CONNOLLY, of record in Instrument No. 20190415-0033934, dated March 26, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 141-14-0A-039.00 CO.

Matters shown on the Plan of record in Plat Book 9700, pages 154, 155 and 156, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10020, page 110 and amended in Book 10301, page 178 and Book 10640, page 950, said Register's Office.

Easement(s) of record in Book 3817, page 891, said Register's Office.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2021.

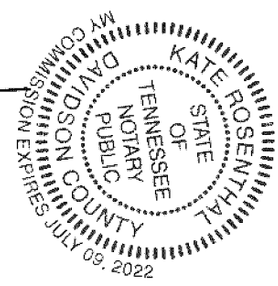
Daniel Thomas Rosencrans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Thomas Rosencrans, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public



My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022