WARRANTY DEED

Karen Johnson Davidson County
Batch# 670930 DEEDWARR
07/06/2021 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20210706-0090389

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Nancy Wilson Rosenblatt
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3.8.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Wilson Rosenblatt	InterLinc Mortgage Services, LLC	073160A15500CO
(NAME)	(NAME)	
155 Cumberland Trace	5875 N Sam Houston Pkwy W, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **David Tomlin and Christine A. Tomlin, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nancy Wilson Rosenblatt, an unmarried woman,** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 155 as shown on the Plat of Cumberland Trace of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners Association all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to Christine Allen and Earl A. Allen, their heirs and assigns by Warranty Deed from Cumberland Trace Partnership, a Tennessee general Partnership, (acting by and through its duly authorized partner) dated 02/28/1984 and recorded 03/05/2/1984, of record in Book 6242, Page 146, Register's Office for Davidson County, Tennessee.

The said Earl A. Allen died on February 16, 2011, leaving Delilah T. Allen, Christine A. Tomlin and Phillip A. Allen as the only heirs of Earl A. Allen.

Being the same property conveyed to David Tomlin and wife, Christine A. Tomlin by Quitclaim Deed from Delilah T. Allen, unmarried, Phillip A. Allen, (marital status) and Christine Allen, n/k/a Christine A. Tomlin, married, dated 08/06/2014 and recorded 09/30/2014, of record in Instrument 201409300090118, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 5200, Page 700; Covenants, conditions, easements and restrictions recorded in Book 6218, Page 528, in the Register's Office for Davidson County, Tennessee,

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 155 Cumberland Trace, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of June, 2021.

David Tomlin

Christine A. Tomlin

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Tomlin and Christine A. Tomlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2021.

Notary Public:
My Commission Expires: 3. 8. 2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 30, 2021.

Tracey Trumphour
Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30th day of June, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY