Karen Johnson Davidson County
Batch# 676096 DEEDWARR
07/13/2021 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20210713-0094382

Name and Address of New Owner:
Christopher Paul Rau and Sara Bellan Rau
8311 Middlewick Lane
Nolensville, TN 37135

Send Tax Bills To:
FIRST COMMUNITY MORTGAGE, INC.
262 ROBERT ROSE DRIVE, SUITE 200
MURFREESBORO, TN 37129

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 187-09-0A-173-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Grant R. Opperman and Judy L. Opperman, Trustees of Opperman Family Living Trust dated December 3, 2004**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Paul Rau and Sara Bellan Rau, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Phase 5, Section 1, Burkitt Village, of record in Instrument #20150210-0012343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grant R. Opperman, Trustee, and Judy L. Opperman, Trustee, of the Opperman Family Living Trust dated December 3, 2004, from Blake H. Hogan and Colbi Layne Hogan, husband and wife, by Warranty Deed dated February 21, 2020 and recorded February 24, 2020 in Instrument #20200224-0020331, said Register's Office.

Being the same property conveyed to Blake H. Hogan and Colbi Layne Hogan, husband and wife, from Lake Forest Homes, Inc., a Tennessee corporation, by Warranty Deed dated January 29, 2016 and recorded February 2, 2016 in Instrument #20160202-00101269, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2021.

Opperman Family Living Trust dated December 3, 2004

By: _____, TRUSTEE (SEAL)
Grant R. ~~Opperman, Trustee~~

By: _____, trustee (SEAL)
Judy L. Opperman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2021, before me personally appeared Grant R. Opperman and Judy L. Opperman, Trustees of Opperman Family Living Trust dated December 3, 2004, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2021.

_____
Notary Signature
My commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202107130094382

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

, TRUSTEE

, trustee
(Affiant)

Sworn to and subscribed before me this
2nd day of July, 2021.

Notary Public
My commission expires: 5/18/25
File No. QTN-718-2021

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/12/2021 (date of document).

Affiant Signature

07/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025