Karen Johnson Davidson County
Batch# 680722 DEEDWARR
07/21/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210721-0097806

WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Christopher Ryan Rose and Taylor Lynne Rose	SEND TAX BILLS TO: Christopher Ryan Rose and Taylor Lynne Rose	MAP-PARCEL NUMBERS
(NAME) 3005 Delta Queen Drive	(NAME) 3005 Delta Queen Drive	062020A11000CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joanne Aronis, Trustee of the Joanne Aronis Trust dated December 24, 2018** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Ryan Rose and Taylor Lynne Rose, Husband and Wife** , HEREINAFTER CALLED THE GRANTEE, HIS 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, TN, Being Lot No. 110, on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, Page 741, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joanne Aronis Trustee of the Joanne Aronis Trust dated December 24, 2018, by virtue of that certain Quit Claim Deed dated January 15, 2019, and being of record at Instrument No. 20190131-0009480, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Joanne S. Aronis, unmarried by virtue of Warranty Deed dated July 11, 2007 at Instrument No. 20070724-0087834, in the amount of $116,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 741, and Charter recorded at Book 6851, Page 363, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3005 Delta Queen Dr. Nashville, TN 37214
(unimproved) (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 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.

Joanne Aronis, Trustee of the Joanne Aronis Trust dated December 24, 2018

Joanne Aronis Trustee
By Joanne Aronis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joanne Aronis, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Joanne Aronis Trust dated December 24, 2018, and is authorized by the Joanne Aronis Trust dated December 24, 2018 to execute this instrument on behalf of the Joanne Aronis Trust dated December 24, 2018.

Witness my hand and official seal, this 12th day of July, 2021.

Notary Public Jacqueline G Brown
My Commission Expires: 3-8-22



Certificate of Authenticity

I, HOLLY A MASON 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 July 16, 2021.

Affiant Signature

7/16/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of July, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 11/08/2022

