Karen Johnson Davidson County
Batch# 682921 DEEDWARR
07/23/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210723-0099485

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of July, 2021.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2021

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024

2021-1865-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cara Theoret and Justin Miller 6025 Gessner Lane Brentwood, TN 37027	OWNER	Map/Parcel 172 05 0B 117.00

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, **Christian Rhea and wife, Janet A. Rhea**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Cara Theoret and Justin Miller**, wife and husband, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3 on the Plan of Sterling Oaks, Phase III, as of record as Instrument No. 200011220115320, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Christian Rhea and wife, Janet A. Rhea, by Warranty Deed from Bryan D. Risner and wife, Elizabeth Risner, of record in Instrument No. 20040527-0062676, in the Register's Office of Davidson County, Tennessee, dated May 24, 2004 and recorded on May 27, 2004.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2021 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6025 Gessner Lane, Nashville, TN 37027.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 21 day of July, 2021:

Christian Rhea

Janet A. Rhea

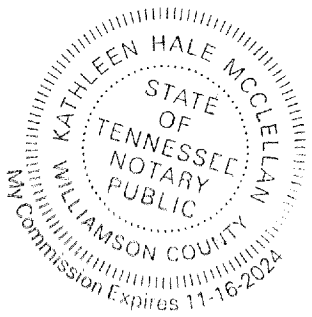
Janet A. Rhea

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of July, 2021, before me personally appeared Christian Rhea and Janet A. Rhea, 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 21 day of July, 2021.

Notary Signature
My commission expires:
11/16/2024



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/21/2021.

Date

Affiant Signature

7/21/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of July, 2021

Notary's Signature

My Commission Expires: 03/19/2025

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025