Karen Johnson Davidson County
Batch# 691922 DEEDWARR
08/06/2021 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210806-0106224

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210600202

WARRANTY DEED

BRIDGETTE N. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Sokolowski **1140 Shawnee Trace** **Madison, TN 37115**	~~New Order~~ New Owner	**052-08-0A-286.00 CO**

FOR AND IN 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,

Tommy Danner and Jennifer Danner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek Sokolowski

HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tennessee, being Lot No. 139 on the Plan of Phase Two, Section Four, Heron Walk, as shown on plat of record in Plat Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Tommy Danner and Jennifer Danner, husband and wife, by Quitclaim Deed from Jennifer Danner, F/K/A Jennifer Turner, a married woman, who acquired title as unmarried, joined by her spouse, Tommy Danner, dated 6/24/2016 and recorded 6/30/2016 in Instrument No. 20160630-0066752; and being the same property previously conveyed to Jennifer Turner, unmarried, by Warranty Deed from Adrian D. Watkins, Sr., unmarried, dated 5/15/2009 and recorded 6/15/2009 in Instrument No. 20090615-0055084, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1140 Shawnee Trace, Madison, TN 37115**
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.

Witness our hands this 30th day of July, 2021.

Tommy Danner

Jennifer Danner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Danner and Jennifer Danner the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 30th day of July, 2021.

Commission Expires: 11-20-2023

Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Kevin Rogers, do hereby make oath that I am 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 7/30/2021 (date of document).

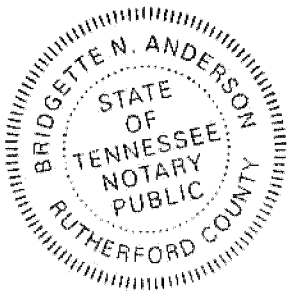
Kevin Rogers
Affiant Signature

8/5/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of August, 2021.



Bridgette N. Anderson
Notary Signature

My Commission Expires: 3/15/2025