This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 703100 DEEDWARR
08/23/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20210823-0113869

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $189,000

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of Aug, 2021.

Notary Public

My Commission expires 7 / 9 / 24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Karen Denise Hodge
5 Rolling Meadows Drive,
Goodlettsville, TN 37072

SEND TAX BILLS TO: Karen Denise Hodge.
NEW OWNER 5 Rolling Meadows Drive
Goodlettsville, TN 37072
MAP AND PARCEL NUMBER: Tax ID #: 033040A00500CO

WARRANTY DEED
21NT02131

Effective the 13th Day of Aug, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sarah Ruth Schuberth, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Karen Denise Hodge, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of Rolling Meadows, Phase 1, Section 1-A, of record in Plat Book 6250, Page 975, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Ruth Schuberth, a single woman, by Warranty Deed from Heather Kellogg, an unmarried woman, dated 04/02/2019 and recorded 04/03/2019 as Instrument No. 20190403-0030416, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 5 Rolling Meadows Dr, Goodlettsville, TN 37072

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13th day of Aug, 2021

Sarah Ruth Schuberth

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sarah Ruth Schuberth** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of Aug, 2021.

Notary Public

My Commission expires: 7 / 9 / 24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

202108230113869

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-13-2021 (date of document).

Affiant Signature

08-23-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORINEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024