(2)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 705386 DEEDWARR
08/26/2021 11:06:27 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20210826-0115345

39-B
File #21-1540

Return TO
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Lynn Roman, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Gunter and Madison Simmons-Hutchins, husband and wife**, hereinafter called the **Grantee**, Grantee's 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 Unit No. 87, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Lynn Roman, unmarried woman by Warranty deed from Angela M. Adams, a/k/a Angela M. Wakefield, a single person of record in Instrument No. 20160229-0018913 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3297 Harpeth Springs Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Madison Simmons-Hutchins
Joshua Gunter
3297 Harpeth Springs Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
141-06-0D-087.00

WITNESS THE EXECUTION HEREOF this 17th day of August, 2021.

Jennifer Lynn Roman by Kyle Roman, Attorney in Fact
Jennifer Lynn Roman by Kyle Roman, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 17th day of August, 2021 before me personally appeared Kyle Roman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer Lynn Roman, acknowledged that such person executed the same as the free act and deed of Jennifer Lynn Roman.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 265,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of August, 2021.

Samantha Kilgour
Notary Public

My Commission Expires: 10/16/22

SAMANTHA KILGOUR
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY