This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-12941-kp

Karen Johnson Davidson County
Batch# 705772 DEEDWARR
08/27/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,332.85
20210827-0115871

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $630,500.00.

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 26th day of August, 2021.

Notary Public
My Commission Expires: 9/16/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vonnie Rae Roberts Rosser 105 Claytie South Nashville, TN 37221	Vonnie Rae Roberts Rosser 105 Claytie South Nashville, TN 37221	141 15 0D 081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Walter W. Mueller, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vonnie Rae Roberts Rosser, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 81 on the Plan of Phase II "Sheffield" on the Harpeth, a Planned Unit Development, as of record in Book 6900, Pages 410 and 411, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Walter W. Mueller, Jr., by Warranty Deed from Michael R. Miller and Lindsay A. Miller, husband and wife, of record in Instrument No. 20180410-0033591, in the register's office of Davidson County, Tennessee, dated April 02, 2018 and recorded on April 10, 2018.

☒ This is improved property located at: **105 Claytie South, Nashville, TN 37221**
☐ This is unimproved property located at: **105 Claytie South, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2021.

GRANTOR:

Walter W. Mueller, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter W. Mueller, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kellie L. Parsons, 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 August 26, 2021.

Affiant Signature

August 26, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY