Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

NEW OWNER:
DAVID TAYLOR JENSEN
5929 CROSS POINTE LANE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
FIFTH THIRD BANK
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1311

Map & Parcel No.: 171080B02000

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 706553 **DEEDWARR**
08/30/2021 10:52:10 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20210830-0116481

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Seventy Thousand and 00/100 Dollars ($770,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RUBY R. ROWE, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID TAYLOR JENSEN and CHLOE ELISE LITCHFIELD,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 8 on the Plan of Brelan Park at Saddlewood, Section Two, as shown on the plat of the same of record in Plat Book 7900, Page 615, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GARY L. ROWE and RUBY R. ROWE, husband and wife by Warranty Deed from Marshall B. Capps, unmarried and Melanie J. Sleigh, FKA Melanie J. Capps, unmarried, dated November 1, 2013, and of record in Instrument No. 20131106-0115230, Register's Office for DAVIDSON County, Tennessee. Gary L. Rowe and Ruby R. Rowe remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Gary L. Rowe on April 1, 2019; therefore, Ruby R. Rowe is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY more commonly known as **5929 CROSS POINTE LANE, BRENTWOOD, TN 37027**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 615, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of August, 2021.

Ruby R Rowe
RUBY R. ROWE

STATE OF TENNESSEE

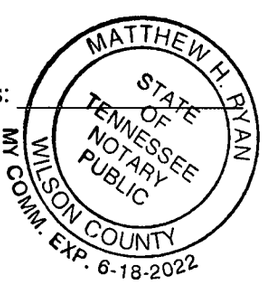
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RUBY R. ROWE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of August, 2021.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$770,000.00.**

Molly Spitznagle
AFFIANT

Sworn to and subscribed to before me this 24th day of August, 2021.

J Anderson
NOTARY PUBLIC

My commission expires: _____

