2

When recorded, return to:
Ashworth Law Firm
237 2nd Avenue South
Franklin, TN 37064
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-13711-RL-s

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Hillary Lovvorn
Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2021.

Notary Public
My Commission Expires: 2/26/22

Karen Johnson Davidson County
Batch# 717472 DEEDWARR
09/16/2021 09:58:39 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20210916-0124374

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Rhodes 401 Rachels Court West Hermitage, TN 37076	F+M Bank 50 Franklin St. Clarksville, TN 37040	075 07 0 289.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Laura L. Holcomb, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jennifer Rhodes, an unmarried woman, hereinafter called the Grantee, her 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 13A on the Plan of Zone Lot Division – Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One, as of record in Plat Book 6250, Pages 538 through 543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Laura L. Holcomb, by Quitclaim Deed from Laura L. Hatcher, of record in Instrument No. 20191025-0109810, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019 and recorded on October 25, 2019.

Being the same property conveyed to Laura L. Hatcher, by Quitclaim Deed from Jerry L. Hatcher and wife Laura L. Hatcher, of record in Instrument No. 20100216-0011702, in the Register's Office of Davidson County, Tennessee, dated February 11, 2010 and recorded on February 16, 2010.

Being the same property conveyed to Jerry L. Hatcher and wife, Laura L. Hatcher by Warranty Deed from Diana J. Green, now known as Diana Green Turner, of record in Instrument No. 20050228-0021865, in the Register's Office of Davidson County, Tennessee, dated February 25, 2005 and recorded on February 28, 2005.

See Affidavit of Scrivener's Error of record in Instrument No. 20210916-0124373 **said Register's Office.**

Laura L. Holcomb is one and the same person as Laura L. Hatcher.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This is improved property located at: **401 Rachels Court West, Hermitage, TN 37076**

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 2nd day of September, 2021.

GRANTOR:

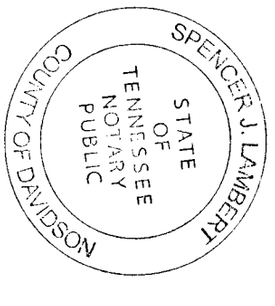
Laura L Holcomb

Laura L. Holcomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura L. Holcomb, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of September, 2021.



Notary Public
My Commission expires: 11/6/24