Karen Johnson Davidson County
Batch# 720074 DEEDWARR
09/20/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210920-0125969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV.8, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brenda Brown		Parcel ID: 150 03 0 271.00
(NAME)	(NAME)	
2918 Sheana Way	New owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Laura D. O'Rourke, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brenda Cheryl Brown,** unmarried hereinafter called the Grantees, 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. 101A on the Zone Lot Division of Lots No. 83, 84, 89, 90, 94, and 101, Chelsea of Priest Lake, Section Two - B, of record in Plat Book 6250, Page 766, amending Book 6250, Page 449, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Laura D. O'Rourke, by Warranty Deed from T. Blake Cothran and Devin Rohner and Nolan Pattee and Judy Cothran, of record in Instrument No. 20191226-0132916, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2918 Sheana Way, Antioch, TN 37013

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. 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 31 day of August, 2021

Laura D. O'Rourke

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

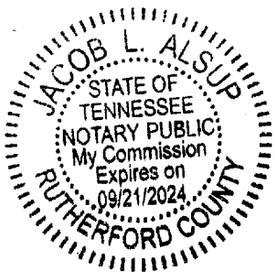
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Laura D. O'Rourke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of August, 2021.

Notary Public

My Commission Expires:

(SEAL)



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/31/21 (date of document).

Connie Taylor
Affiant Signature

9/14/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

