Karen Johnson Davidson County
Batch# 726968 DEEDWARR
09/29/2021 01:24:24 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210929-0131151

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-21-5729

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me this 24th day of September, 2021.

Notary Public
My commission expires: _____

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael Tate and Brian Tate	Movement Mortgage, LLC	160-14-0B-029-00
5729 Brentwood Trace	8024 Calvin Hall Road	
Brentwood, TN 37027	Indian Land, SC 29707	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Craig Ratterman, a married man, Janet A. Waters, Lynda Martin, and Walter Ratterman, III** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Tate, married and Brian Tate, married as joint tenants with right of survivorship** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

K.

Being Unit No. 5729, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200 page 219, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524 page 415, Register's Office for Davidson County, Tennessee, to which reference is here made.

The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524 page 415, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537 Page 988 said Register's Office, and amendment to Master Deed of record in Book 5545 Page 510, said Register's Office.

Being the same property conveyed to Walter Ratterman, Jr. by deed from Haury & Smith

Contractors, Inc. of record in Book 5563 Page 106, Register's Office for Davidson County, Tennessee, and dated February 1, 1980. Walter Ratterman died on February 7, 2014, leaving Hazel Maxine Ratterman, Janet A. Waters, Linda G. Martin, Walter Ratterman, III, and Craig Ratterman as his heirs, as evidenced by Affidavit of Heirship of record in Instrument No. 20210929-0131147, Register's Office for Davidson County, Tennessee. Hazel Maxine Ratterman died on April 15, 2021 leaving her interest to Janet A. Waters, Linda G. Martin, Walter Ratterman, III, and Craig Ratterman.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brentwood Trae Condominiums of record in Plat Book 5200 Page 219 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 5524, Page 415 in the official records of the Davidson County Register of Deeds.

3. Subject to the Master Deed, recorded in Book 5524, Page 415 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5729 Brentwood Trace, Brentwood, TN 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of September, 2021.

Craig Ratterman

Janet A. Waters by Craig Ratterman, her Attorney-In-Fact

Lynda Martin by Craig Ratterman, her Attorney-In-Fact

Walter Ratterman, III by Craig Ratterman, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2021, before me personally appeared Craig Ratterman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2021.

Notary Signature
My commission expires: 2/12/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2021 before me personally appeared Craig Ratterman 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 Janet A. Waters, Lynda Martin, and Walter Ratterman, III acknowledged that such person executed the same as the free act and deed of Janet A. Waters, Lynda Martin, and Walter Ratterman, III.

Notary Public
My Commission expires 2/12/23