Karen Johnson Davidson County
Batch# 729006 DEEDWARR
10/01/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,544.75
20211001-0132565

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210837143

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $417,500.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2021.

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harold Layne Tomlinson 3821 Lakeridge Run Nashville TN 37214	New Owner	Tax Parcel ID No. 109-01-0A-068.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher A. Rust and Kristina L. Rust, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Harold Layne Tomlinson, a single person**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled First Revision Phase Three Lakeridge, of record in Plat Book 9700, page 373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER A. RUST AND WIFE, KRISTINA L. RUST, by deed from WILLIAM L. HATFIELD, JR., of record in Instrument No. 20010605-0058372 , dated May 30, 2001 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 109-01-0A-068.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 373, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9669, page 715, said Register's Office.

By-Laws amended in Instrument of record in Instrument No. 20181004-0098667, said Register's Office.

This is improved property located at 3821 Lakeridge Run Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of September, 2021.

Christopher A. Rust

Kristina L. Rust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher A. Rust and Kristina L. Rust, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2021.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, **Nick Harris**, 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 **9-30-21**.

Affiant Signature

9-30-21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 3/7/22

Date

