Karen Johnson Davidson County
Batch# 736363 DEEDWARR
10/14/2021 11:42:43 AM 2 pgs
Fees: $13.00 Taxes: $862.10
20211014-0138205

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ASHLEY VIRGINIA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/15/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

21004295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hans Waters and Beth Joy	Community First Bank of the Heartland	
(NAME) 4105 Pepperwood Drive	(NAME) 117 North 10th	165 13 0A 179.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Mount Vernon, IL. 62864	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Melissa Lee Dunn, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hans Waters and Beth Joy, Tenants in Common,** 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:

Being all of Lot No. 409 on the plan of Section Eight, Peppertree Forest, A Planned Unit Development of record in Plat Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Melissa Lee Dunn, unmarried by Warranty Deed dated August 30, 1994 from Allen Earps and wife, Betty Earps, of record in Book 9455, Page 428, Register's Office for Davidson County, Tennessee.

Virginia Ann Dunn executes this Warranty Deed for and on behalf Melissa Lee Dunn pursuant to a Power of Attorney of record in Instrument Number 20210923-0127938, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **4105 Pepperwood Drive, Antioch, Tennessee 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 6th day of October, 2021.

Melissa Lee Dunn by Virginia Ann Dunn - Attorney-In-Fact

Melissa Lee Dunn By Virginia Ann Dunn,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this, 6th day of October, 2021, personally appeared before me, Virginia Ann Dunn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Melissa Lee Dunn, and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand and official seal, at office, this 6th day of October, 2021.

My commission expires: 2-22-25

Heather Lee
Notary Public

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167