When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14431-RL-bs

Karen Johnson Davidson County
Batch# 744363 DEEDWARR
10/26/2021 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20211026-0143852

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$455,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2021.

Notary Public
My Commission Expires: 5/4/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jase P. Rader and Allison Rader 841 Stirrup Drive Nashville, TN 37221	Jase P. Rader and Allison Rader 841 Stirrup Drive Nashville, TN 37221	142 03 0 063.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Andrea Penn, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jase P. Rader and Allison Rader, husband and wife, hereinafter called the Grantee(s), his/her/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. 333 on the Plan of Walnut Hill Manor Section 1, as of record in Plat Book 4460, Page 108, Register's Office for said County, to which plan reference is made for a more complete Description.

Being the same property conveyed to Andrea Penn, unmarried, by Warranty Deed from Christopher S. Norton and wife Leslie B. Norton, of record in Instrument No. 20081231-0123990, in the Register's Office of Davidson County, Tennessee, dated December 30, 2008 and recorded on December 31, 2008.

This Instrument executed on behalf of Andrea Penn ("Principal") by Rachel Kenyon pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number _____202110260143851_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: 841 Stirrup Drive, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantor 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 19th day of October, 2021.

GRANTOR:

Andrea Penn by her Attorney-In-Fact

Andrea Penn by Rachel Kenyon, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rachel Kenyon, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Andrea Penn and that she is authorized by Andrea Penn to execute this instrument on her behalf.

WITNESS my hand and seal at office this 19th day of October, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202110260143852

EXHIBIT "A"
TO WARRANTY DEED
From: Andrea Penn
To: Jase P. Rader and Allison Rader

STATE OF TENNESSEE,
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 19th day of October, 2021.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202110260143852

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Oct. 20, 2021.

Hadley Roper
Affiant Signature

10/20/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/20/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY