Karen Johnson Davidson County
Batch# 752200 DEEDWARR
11/09/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,159.80
20211109-0149772

	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$854,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of October, 2021. Notary Public My commission expires: 12-18-22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
BRAEDEN ROUNTREE AND RACHELLE ROUNTREE	Same	171-07-0-053.00
5728 Cloverwood Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSEPH M. DINWIDDIE, UNMARRIED**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRAEDEN ROUNTREE AND RACHELLE ROUNTREE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON AND WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson and Williamson County, Tennessee, being Lot(s) 77, as shown on the map entitled Cloverland Acres, Section 4, of record in Plat Book 4660, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH M. DINWIDDIE, UNMARRIED, by deed from WILLIAM K. CATO AND WIFE, JANICE M. CATO, of record as Instrument No.20181226-0124721, dated December 7, 2018, said Register's Office for Davidson County, Tennessee, and of record in Book 7524, page 878, Register's Office for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5728 Cloverwood Drive, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 29th day of October, 2021

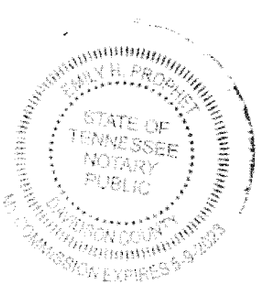
JOSEPH M. DINWIDDIE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOSEPH M. DINWIDDIE**, 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, at office, this 29th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 29, 2021.

J. Carlton Drumwright

October 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 29, 2021.

Notary

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY