Karen Johnson Davidson County
Batch# 763475 DEEDWARR
11/30/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211130-0158141

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Patricia Green
Affiant

Subscribed and sworn to me on 11/17/21.

Carmen Coats
NOTARY PUBLIC

My Commission Expires.

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lauren Violet Kasper 1210 Apache Lane Madison, TN 37115	LEGACY HOME LOANS 1036 STEARMAN DR STE 6 WHITEHOUSE, TN 37188	052-12-0-094.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HAROLD R. RENDER, A MARRIED MAN, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Lauren Violet Kasper, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Section 2, Sequoia Valley (formerly Madison Farms), of record in Book 3700, page 114, 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 DALTON L. RENDER AND WIFE, PATRICIA ANN RENDER, by deed from J. R. COARSEY, TRUSTEE, of record in Book 4329, page 566, dated April 30, 1969, said Register's Office.
>
> DALTON L. RENDER died on or about July 12, 2013, leaving PATRICIA ANN RENDER as the surviving tenant by the entirety.
>
> PATRICIA ANN RENDER further conveyed said property to HAROLD R. RENDER, A MARRIED MAN, by Quitclaim Deed of record as Instrument No. 20160706-0068996, dated July 5, 2016, said Register's Office.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> This is improved property known as 1210 Apache Lane, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 11/17/21.

Harold R. Render

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/17/21, before me personally appeared Harold R. Render, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 11/17/21.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025