Karen Johnson Davidson County
Batch# 771233 DEEDWARR
12/09/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20211209-0163563

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bianca Haag
5345 Roxborough Pass
Hermitage, TN 37076

SEND TAX BILL TO:
Rocket Mortgage, LLC
1050 Woodward Ave.
Detroit, MI 48226-1906

MAP/PARCEL 098-02-0-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stacie A. Marshall and Stephen E. Marshall, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Bianca Haag, a single person, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Roxborough East, Phase 2-B of record in Plat Book 7900, Page 601, and corrected in Book 9153, Page 487 and Amended in Book 8250, Page 359 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick A. Thrasher and Raelene A. Thrasher by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate holders of the CWABS INC, Asset-Backed Certificates Series 2004-13 of record in Instrument No. 20120709-0059784 Register's Office for Davidson County, Tennessee, dated June 04, 2012 and recorded on July 09, 2012.

Being the same property conveyed to Stacie A. Marshall and Stephen E. Marshall, wife and husband by Quitclaim deed from Patrick A. Thrasher and Raelene A. Thrasher, husband and wife of record in Instrument No. 20181214-0121760 Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 14, 2018.

This is improved property known as: **5345 Roxborough Pass, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 7th day of December, 2021.

WITNESS MY HAND on this the 7th day of December, 2021.

Stacie A. Marshall

Stephen E. Marshall

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Stacie A. Marshall and Stephen E. Marshall,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of December, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Wilson

$385,000.00

The actual value or consideration, whichever is greater, for this transfer is $370,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210837

Certificate of Authenticity

I, **Loren Manderson**, 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 12-7-21

Affiant Signature

12-7-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7 **day of** Dec., 2021.

Notary's Signature

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-6-24

Notary's Seal