This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 778457 DEEDWARR
12/22/2021 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211222-0169170

State of Tennessee }
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $370,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of December, 2021

Notary Public

My Commission expires 11 / 6 / 24

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

NAME AND ADDRESS OF PROPERTY OWNER:
Kaitlyn Ziebell and Joshua White
112 Newell Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
Republic Bank and Trust Company
601 W. Market Street
Louisville, KY 40202

MAP AND PARCEL NUMBER: Tax ID # 04405016400

WARRANTY DEED

21NT03174

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kevin C. Sommers, a single man and Amanda L. Rutherford, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kaitlyn Elizabeth Ziebell, unmarried and Joshua White, unmarried, as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Map of Rayon City of record in Plat Book 843, Page 13, 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 as conveyed to Kevin C. Sommers, a single man and Amanda L. Rutherford, a single woman by Warranty Deed from Stackhouse Properties LLC dated 09/23/2021 recorded 09/29/2021 in Book NA, Page NA, as Document Number 20210929-0130893, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 112 Newell Ave, Old Hickory, TN 37138-3625

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of Dec., 2021

Kevin C. Sommers

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kevin C. Sommers**, the within named bargainer, 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.

Notary Public

My commission expires: 7/9/22

Amanda L. Rutherford

GRANT B. STOCKTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amanda L. Rutherford**, the within named bargainer, 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.

Notary Public

My commission expires: 7/9/22

Certificate of Authenticity

I, Tori Cole, 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 December 17, 2021.

Affiant Signature

Date: 12/17/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 17, 2021.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

