Karen Johnson Davidson County
Batch# 784957 DEEDWARR
01/05/2022 11:38:30 AM 5 pgs
Fees: $28.00 Taxes: $259.00
20220105-0002047

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O Box 211031 Columbus, Ohio 43221	CLOSELINE,LLC 702 King Farm BLVD, Suite 155 Rockville, MD 20850	New Venture Homes LLC 1181 Cleveland Hall Boulevard Old Hickory, TN 37138

Order Number: 72163TNF-HQ-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Roxane Langford Tatum, an unmarried woman** for Seventy Thousand Dollars and 00/100 ($70,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **New Venture Homes LLC, a Tennessee Limited Liability Company,** whose address is 1181 Cleveland Hall Boulevard Old Hickory, TN 37138, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 4-8 in Robin Hood Condominiums, as shown on that plat of Robin Hood Condominium Apartments as shown of record in Book 5200, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 043 13 0A 048 00
Street address of property: 323 Forrest Park Road, Apt 4-8, Madison, TN 37115

The Same being property conveyed by Deed executed by **ANN J. SLATER**, on **5/10/2014** as recorded on **5/15/2014** at, Instrument **20140515-0041553** in the land records of **DAVIDSON COUNTY, TENNESSEE**

and the same being property conveyed by Deed executed by **ROBERT H. WALDSCHMIDT** on 12/17/2021 as recorded on 12/30/2021 at Instrument 20211230-0171776 in the land records of **DAVIDSON COUNTY, TENNESSEE**

WHEREAS, Roxane Langford Tatum and **Amber Rigsby** acquired title at **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** on or about **May 10th, 2014**

WHEREAS, Amber Jo Overton AKA **Amber Rigsby**, filed Chapter 7 Bankruptcy at **PETITION NO. 3:20-BK-02327,** opened on or about **April 29th, 2020.**

WHEREAS, Trustee's Motion for Approval of Compromise and Settlement of Adversary Proceeding, Case No. **20-02327-CW3-7**; Adversary Proceeding No. **20-90115** by **ROBERT H. WALDSCHMIDT,** trustee was entered on or about **February 16th, 2021**

WHEREAS, Order Resolving Adversary Proceeding and Authorizing sale of real property free and clear of liens, claims and interests, in conjunction with Case No. **20-2327-CW3-7**, Adversary Proceeding **No. 20-90115** entered on or about **March 11th, 2021**

[SIGNATURE PAGE TO FOLLOW]

Signed this 13 day of December, 2021.

Signature of Grantor(s):

Roxane Langford Tatum

Roxane Langford Tatum

STATE OF Tennessee, COUNTY OF Montgomery, SS:

BE IT REMEMBERED That on this 13 day of December, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Roxane Langford Tatum, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid

Carrie Meredith

Notary Public Carrie Meredith

Commission Expires 05/13/2025

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Address. 323 Forrest Park Road, Apt. 4-8, Madison, TN 37115 Tax Parcel· 043 13 0A 048.00

Oath of Consideration

I or we, Roxanne Langford Tatum, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $70,000 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Signed this 13th day of December, 2021.

Signatures of Affiant(s).

Roxanne Langford Tatum

Sworn and subscribed before me this 13th day of December, 2021

Carrie Meredith

Notary Public CARRIE MEREDITH

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission Expires 05/13/2025

PCL 72163TNF-HQDWAR01010303

Tennessee Certification of Electronic Document

I, ELLIOT M LISS, 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 12/13/2021 (date of document).

Affiant Signature

12/13/2021
Date

State of MARYLAND

County of MONTGOMERY

Sworn to and subscribed before me this 13th day of December, 2021.

Notary's Signature

FELICIA M. HOLLAND
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 17, 2025

MY COMMISSION EXPIRES: 02/17/2025

NOTARY'S SEAL

