Karen Johnson Davidson County
Batch# 810901 DEEDWARR
02/24/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220224-0020978

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Daniel Thompson
Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES: 8-20-2025
File No. G22-15059

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dean Sullivan and Candice Rucker (NAME)	Legacy Home Loans, LLC dba Steadfast Mortgage (NAME)	064-15-0A-054-00
789 Sweetwater Circle (STREET ADDRESS)	4004 Hillsboro Pike, STE 216B (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rob F. Colburn and Jennifer L. Colburn, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dean Sullivan, an unmarried man and Candice Rucker, an unmarried woman, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 30 on the Plan of Plantation Walk, Section Two, as shown of record in Plat Book 7900, Page 858, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rob F. Colburn and wife, Jennifer L. Colburn by Deed dated November 27, 2006, recorded November 30, 2006, in Instrument Number 20061130-0147727, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 789 Sweetwater Circle, Old Hickory, TN 37138.

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, and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 10th day of February, 2022.

Rob F. Colburn

Jennifer L. Colburn

STATE OF Tennessee
COUNTY OF Sullivan

On this 10th day of February, 2022, before me personally appeared Rob F. Colburn and Jennifer L. Colburn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of February, 2022.

Notary Signature
My commission expires: 3-1-2023

KELLY M JONES
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
My Commission Expires 03-01-2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 February 10, 2022 (date of document).

Affiant Signature

February 14th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 14th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

