WARRANTY DEED

Karen Johnson Davidson County
Batch# 835858 DEEDWARR
04/07/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20220407-0040195

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/30/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3357

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lee Ness and Sage E. Ness	US Bank N.A.	093-11-0A-144.00-CO
144 Academy Square	4801 Frederica Street	
Nashville, TN 37210	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Braeden Rountree and Rachelle Rountree, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sage E. Ness, a single woman and Lee Ness, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 144 on the Revised Plan of Academy Square, as shown on the plat of record in Plat Book 5200, Page 614, 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 Michael Thomas Dixon, married and Rachelle Marie Dixon, unmarried as tenants in common with rights of Survivorship by Warranty deed from Robert V. price unmarried man and Christopher Alan Davies-Scruggs, married man of record in Instrument No. 20120816-0073314 Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on August 16, 2012.

Being the same property conveyed to Braeden Rountree and Rachelle Rountree, husband and wife by Quitclaim deed from Michael Thomas Dixon, married and Rachelle Marie Dixon now known as Rachelle Rountree, married as joint tenants with rights of Survivorship of record in Instrument No. 20170519-0050077 Register's Office for Davidson County, Tennessee, dated April 25, 2017 and recorded on May 19, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 144 Academy Square Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on March 30, 2022.

Braeden Rountree

Rachelle Rountree

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Braeden Rountree*, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 30, 2022.

* and Rachelle Rountree

Notary Public

My Commission Expires: 9/20/25

File #: 2022-3357

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027



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 March 31, 2022.

Tori Cole

Affiant Signature

Date: 3/31/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 31, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

