Karen Johnson Davidson County
Batch# 840293 DEEDWARR
04/18/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,488.27
20220418-0043903

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Julie
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-808

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,234.00

Affiant

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of April, 2022

Notary Public

Commission Expires: 3/7/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alex T. Teunissen and Jayme Rausch 4042 Farmingham Woods Drive Hermitage, TN 37076	same	087-05-0A-161.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Jeremy L. Roberson, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex T. Teunissen, unmarried and Jayme Rausch, unmarried, as Tenants in Common With the 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Final Plat of Farmingham Woods, Phase IV, of record in Plat Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy L. Roberson, unmarried by Warranty Deed from David C. Collins, unmarried of record in Instrument No. 20180419-0036968 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 19, 2018. (Value of consideration shown in aforementioned deed $247,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 4042 Farmingham Woods Drive, Hermitage, TN 37076

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 so 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. 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.

Dated this the 6th day of April, 2022.

Jeremy L. Roberson

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of April, 2022, before me personally appeared Jeremy L. Roberson, 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 6th day of April, 2022.

Notary Signature
My commission expires: 3/7/26



True Copy Certification

I, **Diane March,** 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 this the 6th day of April, 2022.

Affiant Signature
Date 04/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

