Karen Johnson Davidson County
Batch# 851120 DEEDWARR
05/05/2022 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $756.65
20220505-0051925

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Julie
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-652

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of April, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Unita T. Bennett 1244 Massman Dr Nashville, TN 37217	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	107-14-0A-046.00-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,

William Josh Rahrer, David Kimball Rahrer, Malvern Brandon Rahrer hiers at law of Malvern H. Rahrer, deceased

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

Unita T. Bennett, an unmarried woman and Edward S. Vinsang, Sr, an unmarried man, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register' s Office for said County, the part hereby described as being Unit No. 46 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, said Register's Office.

Being the same property conveyed to Malvern H. Rahrer and wife, Barbara T. Rahrer, by Warranty Deed from Carson C. Driver, Jr. and wife, Doris B. Driver, of record in Book

6368, Page 753, Register's Office for Davidson County, Tennessee, dated August 27, 1984 and recorded on August 29, 1984. Said Barbara T. Rahrer died on or about 01/28/2020, leaving Malvern H. Rahrer as the surviving tenant by the entirety. Said Malvern H. Rahrer died on or about 07/13/2021.

Reference is made to the Affidavit of Heirship for Malvern H. Rahrer, naming William Josh Rahrer, Malvern Brandon Rahrer, and David Kimball Rahrer as the surviving heirs at law of Malven H. Rahrer, of record in Book __*_, Page _*__, Register's Office for Davison County, Tennessee, dated _____, 2022 and recorded on _____, 2022. *202205050051923

Reference is further made to the Affidavit of Heirship for Barbara Joan Rahrer, naming Malvern H. Rahrer and Barbara T. Rahrer as sole heirs, of record in Book __*_, Page ___*___, Register's Office for Davison County, Tennessee, dated _____, 2022 and recorded on _____, 2022. *202205050051924

Reference is further made to the Letters of Administration issued to David Kimball Rahrer and Malvern Brandon Rahrer, Co-Administrators for the Estate of Malvern Rahrer, in the Chancery Court for Sumner County, Tennessee, Case No. 2021-PR-531.

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: 1244 Massman Dr, Nashville, TN 37217

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 20 day of April, 2022.

William Josh Rahrer
William Josh Rahrer

David Kimball Rahrer
David Kimball Rahrer

Malvern Brandon Rahrer
Malvern Brandon Rahrer

STATE OF TENNESSEE
COUNTY OF WILSON

On this day of April, 2022, before me personally appeared David Kimball Rahrer, 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 20th day of April, 2022.

Notary Signature
My commission expires: 06/07/2022

DONNAVON KEITH VASEK, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20 day of April, 2022, before me personally appeared William Josh Rahrer and Malvern Brandon Rahrer, 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 20 day of April, 2022.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4/20/22.

Affiant Signature

4/27/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/27/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON