Karen Johnson Davidson County
Batch# 853248 DEEDWARR
05/10/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20220510-0053491

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2022.

Notary Public:
My Commission Expires: 7/2/24

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
John Mark DeVries and Ramelle Ann DeVries 3724 Colonial Heritage Dr. Nashville, TN 37217	New Owner	136-03-0C-089.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert Lee Rasmussen, Sr. and Velma Anne Rasmussen, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **John Mark DeVries and Ramelle Ann DeVries, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit 39 on Lot # 20, as shown on the map entitled Heritage Village of Priest Lake Park, Section 2, of record as Plat Book 5200, Page 106, as amended by Exhibit "A" of the Master Deed Amendment of record in Book 5459, Page 679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert Lee Rasmussen, Sr. and Velma Anne Rasmussen, husband and wife, by Quitclaim Deed from Robert Rasmussen, Sr. and Anne Rasmussen, husband and wife, dated 1/2/2013 and recorded 1/7/2013 in Instrument No. 20130107-0002097; and being the same property previously conveyed to Robert Rasmussen, Sr. and wife, Anne Rasmussen by Warranty Deed from Linda R. Reynolds and John D. Sissom, dated 7/29/2005 and recorded 8/8/2005 in Instrument No. 20050808-0093245, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Master Deed and By-Laws of record in Book 5097, Page 855, as amended in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679 and Instrument No. 20140314-0021490, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5562, Page 833, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6418, Page 478, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters as shown on plat of record in Plat Book 5200, Page 106, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 3724 Colonial Heritage Drive, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 29th day of April, 2022.

Robert Lee Rasmussen Sr. by Dana Ann Rasmussen Tattrie, as attorney in fact

Robert Lee Rasmussen, Sr. by Dana Ann Rasmussen Tattrie, as attorney in fact

Velma Anne Rasmussen by Dana Ann Rasmussen Tattrie, as attorney in fact

Velma Anne Rasmussen by Dana Ann Rasmussen Tattrie, as attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dana Rasmussen Tattrie**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Attorney in Fact of **Robert Lee Rasmussen and Velma Ann Rasmussen**, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2022.

Notary Public:
Commission Expires: 8/19/25



Certificate of Authenticity

I, **Brenda Huntsman**, 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 4.29.22.

Date

Brenda Huntsman

Affiant Signature

5-2-22

Date

State of Tennessee

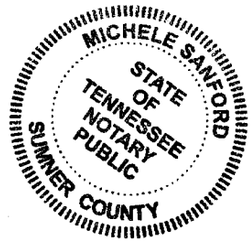
County of Sumner

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary's Signature

My Commission Expires: 7/2/2024

Date



Notary's Seal (if on paper)