Karen Johnson Davidson County
Batch# 853788 DEEDWARR
05/11/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220511-0054088

WARRANTY DEED

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: July 9, 2022.

(AFFIX SEAL)

MST 2022-0420

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Rumbolt and Samantha Rumbolt	New Owner	172-03-0A-007.00-CO
(NAME)	(NAME)	
1313 Maplesong Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher Biggs and Holly Biggs, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Rumbolt and Samantha Lynn Rumbolt, husband and wife,** 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. 7 on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Page (s)498 and 499, 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 Christopher Biggs and Holly Biggs, husband and wife by Warranty deed from Gregory Long, unmarried of record in Instrument No. 20190628-0062948 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on June 28, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 498 and 499, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Woodlands with By-Laws of Woodlands Homeowners' Association appended thereto, of record in Book 7334, Page 109 and amended in Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, and Book 8634, Page 224, as re-recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee. Charter for the Woodlands Homeowners Association, Inc., of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee. Dedication of the Common Area of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee. Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7336, Page 3, in the

Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 8541, Page 225; Book 8541, Page 230 and Book 8541, Page 235, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20121003-0090237 in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 1313 Maplesong Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 25 DAY OF APRIL, 2022.

Christopher Biggs by Holly Biggs

Christopher Biggs by Holly Biggs, his Attorney-in-Fact

Holly Biggs

Holly Biggs

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Holly Biggs, Attorney-in-Fact for Christopher Biggs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Christopher Biggs, as his free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal, this the 25 day of April, 2022.

Notary Public

My Commission Expires: 7-20-2024

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

(SEAL)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Holly Biggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of April, 2022.

Notary Public

My commission expires: 7-20-2024

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-25-22.

Affiant Signature

4-25-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 25 day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY