Karen Johnson Davidson County
Batch# 855523 DEEDWARR
05/13/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220513-0055470

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2047

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of April, 2022

Notary Public

Commission Expires: 10/23/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristen Andersen and David Gonzalez 630 Poplar Place Nashville, TN 37216	CrossCountry Mortgage, LLC 1616 Westgate Circle Suite 127 Brentwood, TN 37027	061-05-0A-093.00-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,

Jessica M. Raines, unmarried

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

Kristen Andersen and David Gonzalez, as tenants in common,

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 Unit 82, as shown on the map entitled the Condominium Site Plan, Poplar Glen, a Planned Unite Development, Phase IV of record Plat Book 7900, Page 392, 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 Jessica M. Raines, unmarried by Warranty deed from Mark Scott, married and Richard Block, married of record in Instrument No. 20120705-0058824 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 05, 2012.

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: 630 Poplar Place, Nashville, TN 37216

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 29th day of April, 2022.

Jessica M. Raines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2022, before me personally appeared Jessica M. Raines, 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 29th day of April, 2022.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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 4-29-22.

Affiant Signature

5-5-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-5-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON