Karen Johnson Davidson County
Batch# 866350 DEEDWARR
06/02/2022 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $499.50
20220602-0063768

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Affiant Notary My Commission Expires: 4/18/26 SUBSCRIBED AND SWORN TO BEFORE ME THIS : 4/20/22

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
105 Ussery Road, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Hannah Price 922 Patio Drive Nashville, TN 37214	Same as owner	108 03 0A 012.00

THIS WARRANTY DEED OF REALTY, executed as of April 20, 2022, by **Rose Mary Moffett and William Rummel, as Beneficiaries of the Estate of Candace Maria Rummel**, (the "Grantor"), for consideration paid, grant to **Hannah Price**, (the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 922 Patio Drive, Nashville, Tennessee, and bounded and described as follows:

Being Unit 12, on Lot No. 9 on the Plan of Phase Two Condominium Site Plan, Section Tree Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Patio Villa Condominiums, a horizontal property regime established by Master Deed of record in Book 5970, Page 829, re-recorded in Book 6014, Page 978, amended in Book 6406, Page 799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Candace Maria Rummel, an unmarried woman, by Quitclaim Deed from Candace Marie Rummel, in her capacity as Personal Representative of the Thomas Charles Bertan Estate, dated August 23, 2013, and recorded August 23, 2013, of record in Instrument Number 20130823-0089363, in the Register's Office for Davidson County, Tennessee. See also Last Will and Testament of Thomas Charles Bertan, of record in Instrument No. 20130815-0085892, Register's Office of Davidson County, Tennessee. The said Candace Marie Rummel died February 9, 2022, leaving Rose Mary Moffett and William Rummel as her heirs at law. See Affidavit of Heirship of record in Instrument No. 20220309-0026715.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Estate of Candace Maria Rummel

By: _____

Rose Mary Moffett, Beneficiary

STATE OF TENNESSEE :
COUNTY OF Blount :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Estate of Candace Maria Rummel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this April 20, 2022.

My Commission Expires: 7/26/2023

_____
Notary Public

SHANA BETH EDINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

William Rummel

STATE OF TN :
COUNTY OF Blount :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named William Rummel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this April 14th, 2022.

My Commission Expires: 9/23/2025

MELISSA D. DEAKINS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Notary Public

TRUE COPY CERTIFICATION

I, Rosemary Calcese, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/20/22 (date of document).

Affiant Signature 5/27/22 Date

State of Tennessee

County of Montgomery

Personally appeared before me, Taira Massey, a notary public for this country and state, Rosemary Calcese, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 27th day of May, 2022

Notary's Signature

My Commission Expires: 4/18/26

Notary Seal

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY