Karen Johnson Davidson County
Batch# 903312 DEEDWARR
08/15/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220815-0092444

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF August, 2022

NOTARY PUBLIC
My Commission expires: 7/26/25

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22070048

Address of New Owner
James Stuart Rodabaugh and Taren Lynn Rodabaugh, Trustees of the James and Taren Rodabaugh Living Trust, dated February 14, 2014
8028 Quail Creek Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
127-00-0-180.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paula Mimms, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Stuart Rodabaugh and Taren Lynn Rodabaugh, Trustees of the James and Taren Rodabaugh Living Trust, dated February 14, 2014,** 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 the 2nd Civil District of Davidson County, Tennessee, being Tract No. 5, on the Plan of Quail Creek Estates, of record in Book 5200, Page 3, Register's Office for Davidson County, Tennessee, containing 9.2 acres, more or less, to which plat reference is hereby made for a more particular description of said tract.

Together with any rights in the joint driveway easement noted on the Plat of record in Book 5200, Page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malcolm Mimms by Installment Deed from John M. Miller and William J. Gregg dated 12/13/1977 and recorded on 12/15/1977 at Book 5233, Page 683, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Malcolm L. Mimms, Sr. and wife, Paula Mimms, by Quitclaim Deed from Malcolm Mimms dated 05/07/2013 and recorded on 05/08/2013 in Instrument No. 20130508-0046701, RODCT. Malcolm L. Mimms, Sr., having since died on or about 08/12/2015, leaving Paula Mimms as the surviving tenant by entirety.

This is property generally located:
8024 Quail Creek Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5200, Page 3, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Paula Mimms** has caused this instrument to be executed, this the 12 day of August, 2022.

Paula Mimms

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Paula Mimms,** 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.

This the 12 day of August, 2022.

My Commission expires: 7/25/26

NOTARY PUBLIC

DANA L AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

202208150092444

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian o the original version of the attached document tendered for registration herewith and that this is a tru and correct copy of the original document and authenticated according to law on 8/12/22

GEORGE E. MUDTER, JR.
Dated 8/12/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed:

Dated 8/12/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

