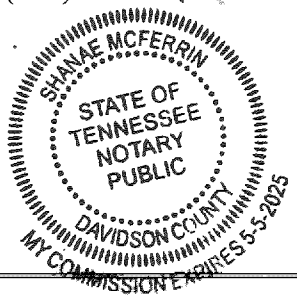
Karen Johnson Davidson County
Batch# 920785 DEEDWARR
09/23/2022 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220923-0105859

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) ~~800-7096~~  	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $420,000.00 Katie Koechlman AFFIANT Subscribed and sworn to before me, this 23rd day of September, 2022 Shanae McFerrin NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michelle Emma Rose 2440 Ravine Drive Nashville, TN 37217	New Owner	135-16-0a-017-00

FOR AND IN CONSIDERATION of the sum of $420,000.00,FOUR HUNDRED TWENTY THOUSAND AND 00/100 paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of September, 2022, the undersigned, **Rhonda Sue Eisenhauer, unmarried** and to **Michelle Emma Rose unmarried ,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **2440 Ravine Drive Nashville, TN, 37217** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Subdivision for Tract 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to, Rhonda Sue Eisenhauer, by Quitclaim Deed from Christopher Gordon Eisenhauer as of record in Instrument 20220811-0091465, Register's Office for Davidson County, Tennessee.

Property Address: 2440 Ravine Drive Nashville, TN 37217.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 23rd day September 2022.

Rhonda Sue Eisenhauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rhonda Sue Eisenhauer ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of September, 2022

Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Jackson Bond, 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.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

202209230105859