Karen Johnson Davidson County
Batch# 929935 DEEDWARR
10/14/2022 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20221014-0112850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
David M. Drake and Kristen E. Drake	David M. Drake and Kristen E. Drake	102-8-61.00
(NAME)	(NAME)	
6199 Hwy 100	6199 Hwy 100	
(ADDRESS)	(ADDRESS)	
Bon Aqua, TN 37025	Bon Aqua, TN 37025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221835

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, I/we, **Rhonda Dennis Rust and husband, Roger A. Rust** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David M. Drake and wife, Kristen E. Drake**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 95 of Section V of Horton Heights Subdivision, of record in Book 1835, page 130, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Roger A. Rush and wife, Genevieve Chalus Rust by Warranty Deed from Raymond S. Leathers and wife, Jennifer S. Leathers, for consideration of $92,600.00, dated August 24, 1987 and filed of record in Book 7334, page 744, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce of record in the Second Court for Davidson County, Tennessee, Docket No. 91D-2558, Genevieve Chalus Rust conveyed all of her interest in said property to Roger A. Rust, by Quitclaim Deed dated June 30, 1992 and filed of record in Book 8667, page 202, said Register's Office.

Roger A. Rust conveyed a ½ undivided interest in said property to Rhonda Dennis Rust to create tenants by the entireties, by Quitclaim Deed dated February 9, 1999 and filed of record in Book 11337, page 623, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 6606 Wilhugh Place, Nashville, TN 37209
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of October, 2022

Rhonda Dennis Rust

Rhonda Dennis Rust

Roger A. Rust

Roger A. Rust

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rhonda Dennis Rust and Roger A. Rust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of October, 2022.

Notary Public
My Commission Expires: 4/26/26



CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 10/13/22 [DATE].

AFFIANT SIGNATURE

10/13/2022
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 13 day of October, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

