22NT0135I

Karen Johnson Davidson County
Batch# 931933 DEEDWARR
10/20/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20221020-0114475

WARRANTY DEED

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/06/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Rummel	New Owner	
(NAME)	(NAME)	175020B02400CO
1530 Sprucedale Dr.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jennifer Johnson, single** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Anne Rummel,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the First Civil District of Davidson County, Tennessee, being Unit No. 308, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and the Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete deescription.

Being the same property conveyed to Jennifer Johnson, an unmarried woman, by virtue of that certain Warranty Deed dated December 17, 2015, and being of record at Instrument No. 20151230-0131154 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1530 Sprucedale Dr. Antioch, TN 37013
(House Number) (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 we do 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.

Witness my hand this 4th day of October, 2022.

Jennifer Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jennifer Johnson,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of October, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner 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 10/4/2022 (date of document).

Affiant Signature

10/20/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of Oct., 2022.

(SEAL)

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kristin James
Notary's Signature
My Commission Expires: