Karen Johnson Davidson County
Batch# 933673 DEEDWARR
10/25/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20221025-0115788

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-1438

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($345,000.00) cash in hand paid, the receipt of which is hereby acknowledged, STEPHEN CHARLES FOUCHE AND SUSAN S. FOUCHE, husband and wife, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto JOANNE HART, a single woman, RALPH HART, a married man, joint tenants with common law rights of survivorship, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee being part of the Plan of River Plantation, Section One, Condominium Apartments, as of Record in Book 4460, Page 59 Register's Office for Davidson County, Tennessee, the part hereby described being:
>
> Unit No. F-6 on the said Plan together with the Carport designated No. F-6-C, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation, Section One, Condominium.
>
> Being the same property conveyed to Stephen Charles Fouche and Susan S. Fouche, husband and wife, by deed from Shaun Donovan, Secretary of Housing & Urban Development of Washington DC., dated July 2, 2012 and of record in Instrument No. 20120709-0059957 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. All matters of recorded in Book 4460, Page 59, in the Register's Office of Davidson County, Tennessee.
>
> 2. Subject to a Master Deed of record in Book 4562, Page 474, and Supplemental Amendment of record in Instrument No. 20051020-0126564, Second Amendment of Record in Instrument No. 20140219-0014288, in the Register's Office of Davidson County, Tennessee.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantors have caused this Warranty Deed to be executed on the 17th day of October, 2022.

STEPHEN CHARLES FOUCHE

SUSAN S. FOUCHE

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared STEPHEN CHARLES FOUCHE and SUSAN S FOUCHE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 17th day of October, 2022.

JORDAN B. OSBORN MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 10/19/2024 COUNTY OF DICKSON

NOTARY PUBLIC

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of October, 2022.

JORDAN B. OSBORN MY COMM. EXPIRES STATE OF TENNESSEE NOTARY PUBLIC 10/19/2024 COUNTY OF DICKSON

NOTARY PUBLIC

My commission expires: _____

**********

Map & Parcel No: 142-01-0A-038-00

ADDRESS OF NEW OWNERS
~~AND SEND TAX BILLS TO:~~ mc
JOANNE HART and RALPH HART

8207 SAWYER BROWN RD F6
NASHVILLE, TN 37221

SEND TAX BILLS TO:
ROCKET MORTGAGE
CAPTURE TEAM
635 WOODWARD AVE
DETROIT, MI 48226

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 25, 2022 (date of document).

Affiant Signature

October 25, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023