Karen Johnson Davidson County
Batch# 941300 DEEDWARR
11/15/2022 02:26:18 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20221115-0121776

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew William Rhinehart and Nicole Richardson Rhinehart, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelsey F. Urness**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew William Rhinehart and Nicole Richardson Rhinehart, husband and wife by Warranty Deed from Adam W. James, a married man, August 3, 2021 and recorded August 5, 2021, of record in Instrument Number 20210805-0105528, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5602 Stoneway Trail, Nashville, TN 37209

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Kelsey F. Urness **5602 Stoneway Trail** **Nashville, TN 37209**	New Owner	**103-06-0-235.00**

WITNESS THE EXECUTION HEREOF this 9th day of November, 2022.

Andrew William Rhinehart

Nicole Richardson Rhinehart

State of Texas
County of Dallas

On this 9th day of November, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew William Rhinehart and Nicole Richardson Rhinehart, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 12-30-2022

EMALIE SANCHEZ
Notary Public, State of Texas
Comm. Expires 12-30-2022
Notary ID 125770441

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 550,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of November, 2022.

Notary Public

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024