Karen Johnson Davidson County
Batch# 944095 DEEDWARR
11/22/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20221122-0123685

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2022

Jennifer Russell
Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven Engleson **Carolyn Engleson**	New Owner	**04211003800**
511 Ronnie Rd		
Nashville, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 511 Ronnie Rd Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Engleson and Carolyn Engleson, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Haven Acres, Section I, of record in Book 2331, Page 89, as amended in Book 4992, Page 982, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 511 Ronnie Rd Trust, by Warranty Deed from Patrick Hagan and wife, Yolanda Hagan, dated October 13, 2022, of record in Instrument No. 20221017-0113350, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patrick Hagan and wife, Yolanda Hagan, by Warranty Deed from Mary G Martin and husband, Ray J Martin, Jr, dated July 28, 2011, of record in Instrument No. 20110804-0060024, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 511 Ronnie Rd, Nashville, TN 37115.

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 in 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.

_____ Date: 11-15-22

The 511 Ronnie Rd trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 511 Ronnie Rd Trust and that he is authorized by The 511 Ronnie Rd Trust to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of November, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathryn Sipos, 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 11/15/22.
Date

Kathryn Sipos
Affiant Signature

11/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of November, 2022.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

