Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221042874

Karen Johnson Davidson County
Batch# 949758 DEEDWARR
12/09/2022 09:34:34 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20221209-0128233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelby L. Mills	New Owner	Tax Parcel ID No.
47 Rolling Meadows Drive	3251 Water Sprite St	033 04 0A 047.00
Goodlettsville TN 37072	Orlando, FL 32808	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Delores Morphis, Personal Representative of the Estate of Brenda F Tune** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelby L. Mills, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 47 as shown on the Plat of Rolling Meadows, Section IV, of record in Book 6900, Page 215. Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6926, Page 472, said Register's Office.

Being the same property conveyed to Brenda F. Tune, by Warranty Deed from Corson Development, Inc., a Tennessee corporation, of record in Book 7178, Page 400, in the Register's Office for Davidson County, Tennessee, dated March 6, 1987 and recorded on March 24, 1987.

The said Brenda F. Tune having since died on January 5, 2022. Her Estate now being Probated in the Circuit Court for Davidson County, Tennessee Probate Division Docket Number 22P656. The Last Will and Testament of Brenda F. Tune appoints Nancy Delores Morphis as Personal Representative of her Estate. Order Approving Contract For Sale of Real Estate authorizing the Personal Representative authority to sell and convey said property entered December 5, 2022 in Docket Number 22P656.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, for tax parcel identification number 033 04 0A 047.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling Meadows Phase 1 - Section Four, as recorded in Plat Book 6900, Page(s) 215.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6593, Page 194, being amended in Book 7138, Page 352 and Instrument No. 20170203-0011853.

Easement for Public Utility & Drainage Easement, recorded in Instrument No. 20040203-0012922.

Easement for Right of Way, recorded in Instrument No. 20121114-0104724.

This is improved property located at 47 Rolling Meadows Drive Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2022.

Estate of Brenda F Tune

BY: Nancy Delores Morphis Personal Representative

Nancy Delores Morphis, Personal Representative

STATE OF FLORIDA
COUNTY OF OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Delores Morphis, with ~~whom I am personally acquainted~~, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Personal Representative of the Estate of Brenda F. Tune., the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Drivers License As ID

Witness my hand, at office, this 6th day of December, 2022.

Gavin a Bartlett

Notary Public

My Commission Expires: 06/04/2025

Gavin A Bartlett
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION # HH138373
My Commission Expires 06/04/2025