Karen Johnson Davidson County
Batch# 974732 DEEDWARR
02/27/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,327.30
20230227-0013768

WARRANTY DEED

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Joseph Quackenbush 6353D Columbia Avenue Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	091 13 1H 002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonah G. Rappuhn, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Joseph Quackenbush, a married man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "D", on the plan of Columbia Avenue Residences II, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Columbia Avenue Residences II, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190123-0006686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jonah G. Rappuhn, unmarried and Jeffrey G. Rappuhn and Charlotte Rappuhn, husband and wife, as joint tenants with right of survivorship by Warranty Deed from 552 Westboro, LLC, a Tennessee Limited Liability Company, dated 12/19/2019, of record in Instrument 20191223-0132240, Register's Office for Davidson County, Tennessee. The said Jeffrey G. Rappuhn and Charlotte Rappuhn, husband and wife, having conveyed all of their interest in the subject property to Jonah G. Rappuhn, by Quitclaim Deed dated January 26, 2023 and being of record in Instrument No. 20230127-0006241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 6353D Columbia Avenue, 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 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.

BROOKE M. SCHWARTZ, WIFE OF JONAH G. RAPPUHN, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 27th day of February, 2023.

Jonah G. Rappuhn

Brooke M. Schwartz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

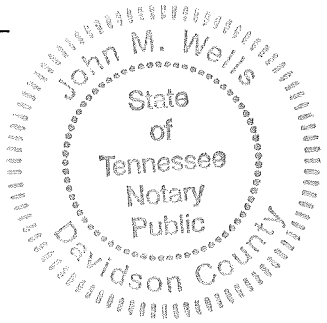
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jonah G. Rappuhn and Brooke M. Schwartz, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of February, 2023.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 February 27, 2023.

Affiant
Date: February 27, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of February, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY