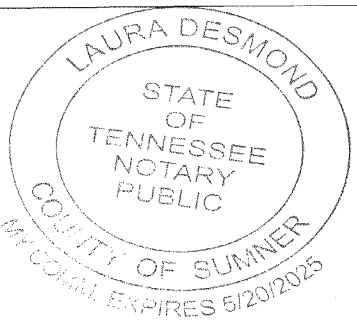
Karen Johnson Davidson County
Batch# 981844 DEEDWARR
03/17/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20230317-0019435



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $348,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2023.

Notary Public

My commission expires: 5/20/2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Joseph Brauer **Tim BrauerDonna Brauer**	**Castle & Cooke Mortgage, LLC**	**026-06-0-113.00**
507 Hanover Court	**13751 S Wadsworth Park Dr Ste 101**	
Goodlettsville, TN 37072	**Draper, UT 84020-7947**	

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 ACKNOWLEDGED, WE, **Rhonda A. Rose**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Joseph Brauer, an unmarried man, and Tim Brauer and Donna Brauer, husband and wife, as Tenants in Common with Rights of Survivorship,** 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:

Property known as: 507 Hanover Court, Goodlettsville, TN 37072, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, 845, Register's Office for Davidson County, Tennessee. Said Lot No. 337 fronts 30.00 feet on the Southerly margin of Hanover Court and extends back 131.31 feet on the Easterly line and 154.49 feet on the Westerly line to a broken line in the rear, measuring 218.81 feet thereon.

Being the same property conveyed to Rhonda A. Rose, a single woman, by Warranty Deed from Holly A. Holt now known as Holly A. Newton, a married woman, dated 05/20/2016 and recorded 05/25/2016 in Instrument No. 20160525-0052604, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 026-06-0-113.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 507 Hanover Court, Goodlettsville, TN 37072.

LTE File No.: 23-1099TN

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.

Witness my/our hand(s) this 15th day of March, 2023.

Rhonda A. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2023, before me personally appeared **Rhonda A. Rose**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of March, 2023.

Notary Public

Commission Expiration:

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES 5/20/2025

LTE File No.: 23-1099TN

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 15 March '23 (date of document).

Jessica Gebhart
Affiant Signature

3/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

