Karen Johnson Davidson County
Batch# 1005285 DEEDWARR
05/19/2023 10 09 02 AM 2 pgs
Fees $13 00 Taxes $810 30
20230519-0037686

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, transfer is $219,000 00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2023

Notary Public

My commission expires 1-30-2027

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
117 Saundersville Rd, Ste 101
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Caleb Gilmore **Sarah Gilmore**	Heritage Bank & Trust, 217 S James Campbell Blvd, Columbia, TN 38401	**033040A00800CO**
8 Rolling Meadows Drive		
Goodlettsville, TN 37072		

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, **Tim Brauer, unmarried and Thomas Joseph Brauer, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Gilmore and Sarah Gilmore, 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 Unit No 8 on the plan of Rolling Meadows, Phase 1 - Section One (erroneously referenced as Rolling Meadows, Section I in prior deed), as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 6593, Page 194, Book 6726, Page 18, Book 6926, Page 472, Book 6966, Page 497, Book 6980, Page 188, Book 7138, Page 352, Book 7408, Page 733, Book 8049, Page 711, Book 9319, Page 100, Book 9557, Page 25, Book 9566, Page 369, Book 9675, Page 389, and Instrument No 20170203-0011853, and as shown by plat of record in Book 6250, Page 504, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Tim Brauer and Thomas Joseph Brauer, by Warranty Deed from Jennifer L Hunsicker, dated 2/25/21 and recorded 3/3/21 in Instrument No 20210303-0027195, Register's Office for Davidson County, Tennessee

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: 8 Rolling Meadows Drive, Goodlettsville, TN 37072.

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 18th day of May, 2023

Tim Brauer

Thomas Joseph Brauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2023, before me personally appeared **Tim Brauer and Thomas Joseph Brauer**, 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 18th day of May, 2023

Notary Public

Commission Expiration

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