Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 230544546

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $401,203 00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2023

Notary Public
My Commission Expires: _

Karen Johnson Davidson County
Batch# 1010504 DEEDWARR
06/02/2023 11 10 20 AM 2 pgs
Fees $13 00 Taxes $1,484 45

20230602-0041834

WARRANTY DEED

Address New Owner: Benjamin Jarvis 203 Dellrose Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 084-14-0-214.00

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, **Michael Rasmussen and Stephen Rasmussen, as the heirs at law of Ruth E. Rasmussen** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Jarvis, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 78, as shown on the map entitled Plan of Donelson Meadows, of record in Plat Book 1835, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EARL F. RASMUSSEN AND WIFE, RUTH E. RASMUSSEN, by deed from J.E MOSS AND L.T. ALEXANDER, JR., of record in Book 2018, page 121 , dated August 21, 1951, said Register's Office.

EARL F. RASMUSSEN A/K/A EARL FORREST RASMUSSEN died on or about May 11, 2001, leaving RUTH E. RASMUSSEN as the surviving tenant by the entirety

RUTH E. RASMUSSEN A/K/A RUTH EARLENE RASMUSSEN died on or about August 11, 2022 Upon her death, the subject property passed to her sons as her only heirs at law, MICHAEL RASMUSSEN and STEPHEN RASMUSSEN, as evidenced by Affidavit of Heirship of record as Instrument No 20230602-0041833, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 084-14-0-214.00.

Matters shown on the Plan of record in Plat Book 1835, page 35, said Register's Office.

This is improved property located at 203 Dellrose Drive Nashville TN 37214

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 1st day of June, 2023

Michael Rasmussen

Stephen Rasmussen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Rasmussen and Stephen Rasmussen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2023

Notary Public

My Commission Expires: _____

