Karen Johnson Davidson County
Batch# 1011825 DEEDWARR
06/06/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20230606-0042980

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21024-DJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $341,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2023.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristin J. Wallace 419 Cottonwood Drive Nashivlle TN 37214	Churchill Mortgage Corp 1749 Mallory Ln, Ste100 Brentwood, TN 37027	096-06-0-124

WARRANTY DEED

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, **Brian V. Rawlings, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kristin J. Wallace, a single woman**, hereinafter called the Grantee(s), her 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 all Lot No. 179, Section No. IV, Cloverhill, according to survey and plat of same appearing of record in Book 2133, page 62, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian V. Rawlings, unmarried by Warranty Deed from Sandra Marie Coffee, unmarried, dated April 22, 2004, recorded April 29, 2004, of record in Instrument No. 20040429-0048793, Register's Office for Davidson County, Tennessee.

Lori Rawlings joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise

This is ☒ improved or ☐ unimproved property located at: **419 Cottonwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5th day of June, 2023

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GRANTOR:

Brian V. Rawlings

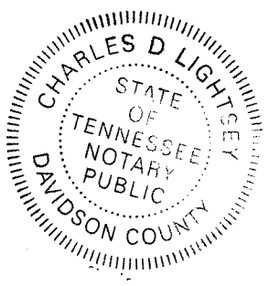
Lori Rawlings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian V. Rawlings and Lori Rawlings, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2023.

Notary Public
My Commission expires: 3/3/26



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/5/23 (date of document).

Jennifer Russell
Affiant Signature

6/6/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

