Karen Johnson Davidson County
Batch# 1014036 **DEEDWARR**
06/12/2023 02 41 21 PM 2 pgs
Fees $13 00 Taxes $1,757 50

20230612-0044674

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2023.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

Return to:
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BH-23-2116

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Laura Jean Carpenter	Same as new owner	087 01 0B 036.00
(NAME)	(NAME)	
2116 Christina Ct.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Elaine S. Sasser, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Laura Jean Carpenter, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No 36, on the plan of Revised Plat for Monticello, A Cluster Lot Development, as shown on plat of record in Instrument No 20060417-0043313, Register's Office for Davidson County, reference to which is hereby made for a more complete description

Being the same property conveyed to Robert F. Sasser Jr. and Elaine S. Sasser, husband and wife, by Warranty Deed from Beth Patterson, of record in Instrument No. 20150527-0048585, in the Register's Office of Davidson County, Tennessee, dated May 21, 2015 and recorded on May 27, 2015. The said Robert F Sasser, Jr., having since died on December 04, 2016, leaving Elaine S Sasser as surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 2116 Christina Ct., Hermitage, TN 37076
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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.

Effective the 8TH day of JUNE, 2023.

Elaine S. Sasser

Elaine S Sasser

STATE OF VERMONT

COUNTY OF CHITTENDEN

On this 8TH day of JUNE, 20 23, before me personally appeared Elaine S Sasser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Michael Bissonnette

Notary Public
My Commission Expires: 01-31-2025

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Michael Bissonnette
Notary Public,
State of Vermont
My Commission Expires January 31, 2025
My Commission No. 157.0006161

File No.: 2023-0586
Warranty Deed TN