This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21204-RR

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2023.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner State of Tennessee Notary Public Sumner County

Karen Johnson Davidson County
Batch# 1022995 DEEDWARR
07/06/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20230706-0051501

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ron Chisholm and Angela Chisholm 2037 Towering Oaks Drive Hermitage, TN 37076	New Owner 716 Lookout Dr. Old Hickory, TN 37138	109 04 0A 034.00

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/we, **Jeffery Allen Roach and Sherilyn Leigh Siegmund-Roach, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ron Chisholm and Angela Chisholm, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 58 on the Plan of Towering Oaks, Phase One as shown on the plan of record in Instrument No. 20071127-0137704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffery Allen Roach and Sherilyn Leigh Siegmund-Roach, husband and wife, by Warranty Deed from Scott M. Johnson and Lauren L. Johnson, husband and wife, of record in Instrument No. 20200324-0031786, in the Register's Office of Davidson County, Tennessee, dated March 12, 2020 and recorded on March 24, 2020.

This is improved property located at: **2037 Towering Oaks Drive, Hermitage, TN 37076**

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.

23-000154-CRO

202307060051501

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2023.

GRANTOR:

Jeffery Allen Roach

Jeffery Allen Roach

Sherilyn Leigh Siegmund-Roach

Sherilyn Leigh Siegmund-Roach

STATE OF Montana
COUNTY OF Yellowstone

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffery Allen Roach and Sherilyn Leigh Siegmund-Roach, 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 29th day of June, 2023.

Julie Nog

Notary Public
My Commission expires: Feb 12, 2024

JULIE NORSKOG NOTARIAL SEAL STATE OF MONTANA

JULIE NORSKOG
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
February 12, 2024

202307060051501

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 6/29/23 (date of document).

Affiant Signature

7/5/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

