WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030092 **DEEDWARR**
07/24/2023 02:33 44 PM 2 pgs
Fees $13 00 Taxes $1,998 00

20230724-0056971

Y-P-23-4020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lee Jennings and Emily Farnen	Steadfast Mortgage	
(NAME)	(NAME)	
4020 Ivy Drive	1036 Stearman Dr. Ste 6	**073-01-0-204 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA ELAINE REBENSTORF AND HUSBAND, RANDALL J. REBENSTORF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEE RANDOLPH JENNINGS AND EMILY ANN FARNEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit.

Land in Davidson County, Tennessee, being Lot Nos 34, on the Plan of Sections Three and Four, Moss Rose Heights, as shown on plat of record in Plat Book 1835, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Linda Elaine Rebenstorf and husband, Randall J Rebenstorf by Quitclaim deed from Linda Elaine Rebenstorf, married of record in Instrument No 20040630-0077990 Register's Office for Davidson County, Tennessee, dated May 20, 2004 and recorded on June 30, 2004

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4020 Ivy Drive, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF JULY, 2023.

Linda Elaine Rebenstorf by Paul Hinman Attorney in Fact
Linda Elaine Rebenstorf
By Paul Hinman, Attorney in Fact

Randall J Rebenstorf by Paul Hinman Attorney in Fact
Randall J. Rebenstorf
By Paul Hinman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he/she is the attorney in fact for LINDA ELAINE REBENSTORF, and is authorized by LINDA ELAINE REBENSTORF to execute this instrument on her behalf Pursuant to Power of Attorney of Record in Instrument No 20230712-0053188, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 20th of July, 2023

Notary Public
My Commission Expires _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he/she is the attorney in fact for RANDALL J REBENSTORF, and is authorized by RANDALL J REBENSTORF to execute this instrument on his behalf Pursuant to Power of Attorney of Record in Instrument No . 20230712-0053189, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 20th of July, 2023.

Notary Public
My Commission Expires. _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212