Karen Johnson Davidson County
Batch# 1049237 DEEDWARR
09/12/2023 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,777.85
20230912-0071641

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,500.00.

Affiant

Subscribed and sworn to before me this 11th day of September, 2023.

Notary Public
My Commission Expires: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

File No.: 2023-618

Address of New Owner:	Send Tax Bills to:	Tax Information:
Reed Sircy	New Owner	
900 Stone Box Court Brentwood, TN 37027		096-13-0-065.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William Lee Rotenberry, a married man, and Rachel Dawn Rotenberry, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Reed Sircy

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Plan of Perry Heights, of record in Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 111.7 feet on the North side of Elm Hill Pike and runs back 174 feet on the West line and 178.2 feet on the East line to a deadline in the rear on which it measures 115 feet.

Being the same property conveyed to William Lee Rotenberry and wife, Mary Lynn Rotenberry by Warranty Deed from G. L. Waynick and wife, Caroline A. Waynick of record in Book 5443, page 403, Register's Office for Davidson County, Tennessee, dated May 25, 1979 and recorded on June 01, 1979.

The said Mary Lynn Rotenberry having died on or about March 6, 2021, vesting William Lee Rotenberry as surviving tenant.

Being the same property conveyed to William Lee Rotenberry, unmarried, and Rachel Dawn Rotenberry, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from William Lee Rotenberry, widower of record in Instrument No. 20210830-0116349 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 30, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 2720 Old Elm Hill Pike, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Witness my hands this 11th day of September, 2023.

William Lee Rotenberry

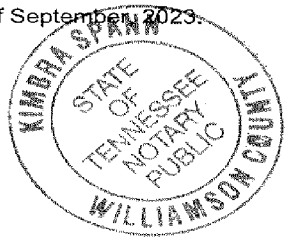
Rachel Dawn Rotenberry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of September, 2023, before me personally appeared William Lee Rotenberry and Rachel Dawn Rotenberry, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of September, 2023.

Notary Signature
My commission expires:01/17/2027



Tennessee Certificate of Authenticity

I, Robert **L.** Scruggs, 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 this the 11th day of September, 2023.

Robert L. Scruggs, Affiant Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 11th day of September, 2023

Notary's Signature

My Commission Expires 9-8-2025

