This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1057712 DEEDWARR
10/04/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20231004-0078120

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KRISTIN LYNN RAMA, A SINGLE WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTEN RACHEL TALLAU AND PETER BENJAMIN TALLAU, BOTH UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 47, ON THE PLAN OF BIXLER FARMS TOWNHOMES, PHASE I, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070213-0018434, REGISTER'S OFFICE FOR SAID COUNTY, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20070213-0018434, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KRISTIN LYNN RAMA, A SINGLE WOMAN, BY WARRANTY DEED FROM BRADLEY A. AUSTIN, MARRIED, DATED APRIL 30, 2015 OF RECORD IN INSTRUMENT NO. 20150504-0040104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 270 JENNA LEE CIRCLE, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of October, 2023.

Kristin Lynn Rama
KRISTIN LYNN RAMA

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KRISTIN LYNN RAMA, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 2nd day of October, 2023.

Gina Dunning
Notary Public
My Commission Expires: 7/20/27

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$ 264,900.00**.

Affiant

Subscribed and sworn to before me, this the 3 day of October, 2023.

Tina Shinn
NOTARY PUBLIC
My commission expires 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
KRISTEN RACHEL TALLAU and

PETER BENJAMIN TALLAU

270 JENNA LEE CIRCLE

MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 043-10-0-C/047.00

Certificate of Authenticity

I, Joshua A. Terry, 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 10/2/23.

Affiant Signature – Joshua A. Terry

10/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/3/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27