Karen Johnson Davidson County
Batch# 1067012 DEEDWARR
11/01/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20231101-0085371

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2023.

Notary Public
My commission expires: 1/4/2023

ROSALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Roy Lee Rhodes	New Owner	**033040A02900CO**
29 Rolling Meadows Dr		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Ronnie Flatt, MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roy Lee Rhodes, UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, 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. 29, on the Plan of Rolling Meadows, Phase I, Section 7, of record in Book 79001, Page 703, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ronnie Flatt, by Executrix's Quitclaim Deed from Lisa Fuqua, Executrix of the Estate of Truman C Flatt, dated April 27, 2023, of record in Instrument No. 20230427-0031151, in the Register's Office for Davidson County, Tennessee. This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter of record in Book 8052, Page 513, said Register's Office.

Restriction Amendment of record in Instrument No. 20170203-0011853, said Register's Office.

HOA Common Area Quitclaim Deed for record in Book 9319, Page 104, said Register's Office.

Easements of record in Instrument No. 20021025-0130769, Instrument No. 20040203-0012922, Instrument No. 20121114-0104724, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The2023 taxes have been prorated between the parties as of the date of this in strument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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.

This is improved (_X_) unimproved (____) property known as 29 Rolling Meadows Dr, Goodlettsville, TN 37072.

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 in 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.

Ronnie Flatt Date: Oct. 30th 2023
Ronnie Flatt

_____ Date:_____

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Ronnie Flatt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2023.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10 21 2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 10/30/2023

Affiant Signature

10/30/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of October, 2023..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

