Karen Johnson Davidson County
Batch# 1068521 DEEDWARR
11/03/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20231103-0086350

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS ~~THE~~ 2nd day of November, 2023.

(Affix Seal) Notary Public

My Commission Expires: 1-19-25

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

2023-10-1261

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rodger Smith and Lisa Taylor 3504 Brookview Forest Court Nashville, TN 37211	PennyMac Loan Services 1761 E. St Andrews Place Santa Ana, CA 92705	Map/Parcel 180-04-0B-071.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roxanne Davis, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Rodger Smith, unmarried man, and Lisa Taylor, unmarried woman, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs 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 No. 103 on the Plan of Final Plat of Brookview Forest, Phase II of record in Plat at Instrument No. 20040629-0076755, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roxanne Davis, a single woman by Warranty deed from Daniel M. Spirko, a single man of record in Instrument No. 20140918-0085546 Register's Office for Davidson County, Tennessee, dated September 11, 2014 and recorded on September 18, 2014.

This conveyance is subject to the following: Davidson County property taxes for 2023, a lien, now due and payable and subsequent years a lien, but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3504 Brookview Forest Court, Nashville, TN 37211 .

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, 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.

Effective this 1st day of November, 2023:

Roxanne Davis

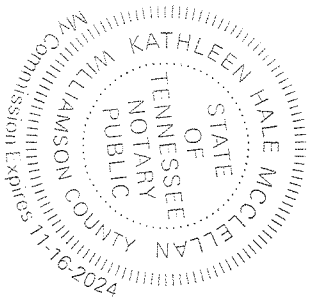
Roxanne Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of November, 2023, before me personally appeared Roxanne Davis, 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 1st day of November, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Sheila Reburn 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 11-1-23 (date of document)

Sheila Reburn
Affiant Signature

11-3-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3 day of Nov 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY