THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246459** Karen Johnson Davidson County Batch# 1087068 DEEDWARR 12/29/2023 12:09:30 PM 3 pgs Fees: $18.00 Taxes: $2,959.96 20231229-0100156	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Cheatham The actual consideration or value, whichever is greater, for this transfer is: $799,990.00. K-D Affiant Subscribed and sworn to before me, this ~~27th~~ 29th day of December, 2023. Kara Krantz Notary Public My Commission Expires: 2-5-2025 KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Kramer Rasmussen and Kylie Noelle Rasmussen 657 Logwood Briar Circle Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 13 0A 070.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frederick O. Junard and Oluremi O. Junard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kramer Rasmussen and Kylie Noelle Rasmussen, Husband and Wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Williams Grove of record in Plat Book 9700, Pages 902-906, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frederick O. Junard and Oluremi O. Junard, Husband and Wife, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, of record in Instrument No. 20010328-0029663, in the Register's Office of Davidson County, Tennessee, dated March 27, 2001, and recorded on March 28, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Williams Grove, as recorded in Plat Book 9700, Page(s) 902-906.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10741, Page 678 as amended in Book 11167, Page 755; Book 11643, Page 316 and Instrument No. 20010514-0049490 with supplemental declaration recorded in Instrument No. 19991206-0300190.

This is improved property located at 657 Logwood Briar Circle Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2023.

Frederick O. Junard

Oluremi O Junard

Frederick O. Junard

Oluremi O. Junard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frederick O. Junard and Oluremi O. Junard, 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.

Witness my hand, at office, this 27th day of December, 2023.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/27/23 (date of document).

L. Broner McCoy
Date: 12/29/23

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 29th day of December, 2023.

NOTARY PUBLIC
My Commission expires: 2.5.2025

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY