Karen Johnson Davidson County
Batch# 1121193 DEEDWARR
04/10/2024 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20240410-0025432

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Engauge Properties, LLC
563 River Rock Blvd., #B-4
Murfreesboro, TN 37128

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP	**86**
GROUP	**12**
PARCEL	**118.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tabatha R. Hornbuckle, a single woman,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Engauge Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors 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 all of **Lot No. 25, Final Plat, Rockwood Estates**, according to survey and plat of same appearing of record in Instrument No. 20001013-0102078, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tabatha R. Hornbuckle, a single woman, by Warranty Deed dated June 12, 2009, from Chasity Oden Rodgers and husband, Thomas Chad Rodgers, of record in Instrument No. 20090617-0056376, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **1008 Saddlestone Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the **9th** day of **April, 2024**.

Tabatha R. Hornbuckle

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tabatha R. Hornbuckle,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of April, 2024.

Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 7/1/2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $162,500.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of April, 2024.

Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 7/1/2025

File No. 24037637

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Electronic Document Certification

I, **Susan G. Cox**, 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 April 9, 2024.

Susan G. Cox

Susan G. Cox

Date: 04-09-2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 9th day of April, 2024.

Dorothy Ann Meeks
NOTARY PUBLIC

My commission expires: 11/17/2024

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9th day of April, 2024.

Dorothy Ann Meeks
NOTARY PUBLIC

My commission expires: 11/17/2024

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

File #24037637