WARRANTY DEED

Karen Johnson Davidson County
Batch# 1130234 DEEDWARR
05/02/2024 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20240502-0032417

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $268,000.00.

Juanita Rose Paulsen
Affiant

Subscribed and sworn to me on 05/01/24.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Juanita Rose Paulsen 77 Rolling Meadows Drive Goodlettsville, TN 37072	Mortgage Research Center, LLC DBA Veterans United Home Loans 1400 Forum Blvd, Suite 18 Columbia, MO 65203	033-04-0A-077.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James David Spain, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Juanita Rose Paulsen, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 77, as shown on the map entitled Rolling Meadows, Phase One, Section 10, of record as Plat Book 9700, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to PATRICIA ST. LAWRENCE, by deed from BETTY JOYCE GREGORY, UNMARRIED, of record in Instrument No. 20000802-0076463, dated July 31, 2000, said Register's Office. Patricia St. Lawrence having since died testate appointing James David Spain, Executor of her Estate pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 04P-713. DAVID SPAIN, EXECUTOR OF THE ESTATE OF PATRICIA ST. LAWRENCE quitclaims to JAMES DAVID SPAIN, of record in Instrument No. 20041012-0122825, dated October 12, 2004, said Register's Office.

This is improved property known as 77 Rolling Meadows Drive, Goodlettsville, TN 37072.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Witness my hand this 05/01/24.

James David Spain

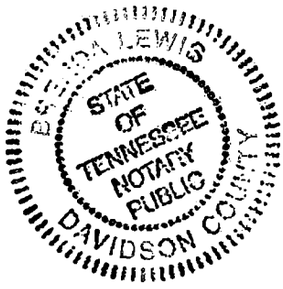
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/01/24, before me personally appeared James David Spain, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/01/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 1, 2024.

Signature 05/01/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 1st day of May, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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