Karen Johnson
Batch # 1154403
07/08/2024 10:11:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARR
2 pgs

20240708-0050747

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

Warranty Deed

BK: 9513 PG: 267-268
24019335

2 PGS:AL-DEED	
993472	
07/02/2024 - 09:53 AM	
BATCH	993472
MORTGAGE TAX	0.00
TRANSFER TAX	4070.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	4083.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2024.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Pick Up

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Michael Katin Jacquelyn Amber Gardner	New Owners	171-07-0-053.00
5728 Cloverwood Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRAEDEN RANDALL ROUNTREE AND/OR RACHELLE MARIE DIXON ROUNTREE, TRUSTEES OF THE BRAEDEN & RACHELLE ROUNTREE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF BRAEDEN RANDALL ROUNTREE AND RACHELLE MARIE DIXON ROUNTREE DATED NOVEMBER 8, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN MICHAEL KATIN AND JACQUELYN AMBER GARDNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson and Williamson County, Tennessee, being Lot(s) 77, as shown the map entitled Cloverland Acres, Section 4, of record in Plat Book 4660, Page 45, 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 Braeden Rountree and Rachelle Rountree, husband and wife by Warranty Deed from Joseph M. Dinwiddie, unmarried of record in Instrument No. 20211109-0149772 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 09, 2021 and in Williamson County Book 8803, Page 889.

Being the same property conveyed to Braeden Randall Rountree and/or Rachelle Marie Dixon Rountree, Trustees of the Braeden & Rachelle Rountree Living Trust, established by the Revocable Trust Agreement of Braeden Randall Rountree and Rachelle Marie Dixon Rountree dated November 8, 2023 by Quitclaim Deed from Braeden Randall Rountree and wife, Rachelle Marie Dixon Rountree of record in Instrument No. 20231120-0090269 Register's Office for Davidson County, Tennessee, dated November 08, 2023 and recorded on November 20, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5728 Cloverwood Drive, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2024.

Braeden & Rachelle Rountree Living Trust, established by Revocable Trust Agreement of Braeden Randall Rountree and Rachelle Marie Dixon Rountree dated November 8, 2023

By: _____
Braeden Randall Rountree, Trustee

By: _____
Rachelle Marie Dixon Rountree, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Braeden Randall Rountree and/or Rachelle Marie Dixon Rountree, Trustees of the Braeden & Rachelle Rountree Living Trust, established by the Revocable Trust Agreement of Braeden Randall Rountree and Rachelle Marie Dixon Rountree dated November 8, 2023, the within named bargainor, 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 and seal this 28th day of June, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026