Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3868

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2024

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Romersa and Drake Little 339 Maple Street Madison, TN 37115	US Bank 9380 Excelsior Blvd Hopkins, MN 55343	043-13-0-434.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Danny Blake Samples, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Drake Little, a single man and Jennifer Romersa, a single woman, as joint tenants with full rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 23, Block C on the Plan of Forest Park Subdivision of record in Plat Book 843, Page 44, 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 Danny Blake Samples, an unmarried man by Warranty Deed from Kudzu Real Estate, Inc of record in Instrument No. 20200707-0072958 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 07, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 339 Maple Street, Madison, TN 37115

Karen Johnson Davidson County
Batch# 1177495 DEEDWARR
09/04/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20240904-0067919

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 we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Dated this the 29th TM day of August, 2024.

Danny Blake Samples

Danny Blake Samples

STATE OF Texas
COUNTY OF Brazoria

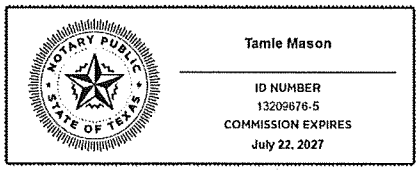
On this 29th TM day of August, 2024, before me virtually appeared Danny Blake Samples, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th TM day of August, 2024.

Tamie Mason

Notary Signature

Tamie Mason
My commission expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/29/2024.

Affiant Signature

09/04/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/04/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY