Name and Address of New Owner:
Elsie Jean Rummel
2308 Crescent Valley Place
Hermitage, TN 37076
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1196638 DEEDWARR
10/22/2024 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20241022-0082132

Map & Parcel No: 064-16-0D-140-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robinson Muller, married, (who obtained title as an unmarried man), and Craig Muller, a married man, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elsie Jean Rummel,** "the Grantee," the following described real estate in Davidson County, Tennessee

Being Lot No. 163 on the Plan of Section Three, Truxton Park, of record in Instrument #20011024-0116272 (incorrectly shown as 20011024-0016272 on the two prior deeds), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robinson Muller, an unmarried man, and Craig Muller, a married man, as tenants in common, from Martha L. Charmoli, individually, and as Trustee under the Martha L. Charmoli Revocable Trust, dated July 11, 2008, and George Phillip Charmoli, Trustee under the Martha L. Charmoli Revocable Trust, dated July 11, 2008, by Warranty Deed dated February 23, 2017 and recorded February 23, 2017 in Instrument #20170223-0018337, said Register's Office.

The said Robinson Muller is now married. Grantor(s) covenants with Grantee that Grantor(s) owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

Property more commonly known as 2308 Crescent Valley Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of October, 2024.

(SEAL)
Robinson Muller

(SEAL)
Craig Muller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2024, before me personally appeared Robinson Muller and Craig Muller, 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 9th day of October, 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of October, 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 9, 24 (date of document).

Jennifer L. Pennell

Oct 22, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

