WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1197841 | DEEDWARR
10/25/2024 11:20:03 AM | 2 pgs
Fees: $13.00 Taxes: $2,220.00
20241025-0082998

(SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 1/26/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin J Kaufman and Lauren Kaufman	**New Owner**	
(NAME)	(NAME)	**172 15 0A 130.00**
3909 Bryce Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES ROLLAND RASMUSSEN, TRUSTEE OF THE JEFFREY TODD RASMUSSEN LIVING TRUST DATED NOVEMBER 14, 2023,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BENJAMIN J KAUFMAN AND LAUREN KAUFMAN, HUSBAND AND WIFE,,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 125 on the Plan of HOLT WOODS, SECTION NINE of record in Plat Book 9700, Page 164, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Todd Rasmussen, as Trustees of The Jeffrey Todd Rasmussen Living Trust, dated 14 November 2023 and any amendments thereto, by Quitclaim Deed from Jeffrey Todd Rasmussen, an unmarried man, of record in Instrument No. 20240206-0008139, in the Register's Office of Davidson County, Tennessee, dated November 14, 2023, and recorded on February 06, 2024.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOLT WOODS, SECTION NINE, as recorded in Plat Book 9700, Page(s) 164.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, ADDITION TO BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 668.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22 as amended in Instrument No. 20190624-0060843.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 10062, Page 821.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 585.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 3909 Bryce Road, Nashville, TN 37211.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 23rd day of October, 2024.

The Jeffrey Todd Rasmussen Living Trust dated November 14, 2023

By: _____ Trustee
James Rolland Rasmussen, Trustee

STATE OF ~~TENNESSEE~~ North Carolina tw
COUNTY OF ~~DAVIDSON~~ Henderson tw

On this 23rd day of October, 2024, before me personally appeared James Rolland Rasmussen, Trustee of The Jeffrey Todd Rasmussen Living Trust dated November 14, 2023, 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 23rd day of October, 2024.

_____
Notary Signature
My commission expires: 09-04-2028

TRACEY WALKER
My Comm. Exp.
NOTARY PUBLIC
9/4/2028
BUNCOMBE COUNTY, NC