Karen Johnson Davidson County
Batch# 1297576 DEEDWARR
07/14/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250714-0055375

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Rett Adinolfi
214 Rosehill Drive
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

MAP	**25**
GROUP	**8**
PARCEL	**37.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John S. Anderson and Colleen Anderson, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Rett Adinolfi, unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 101 on the Plan of Ranchwood Estates (formerly Rosehill Subdivision), Section 1**, of record in Plat Book 2900, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 155 feet on the southerly side of Rosehill Drive and extends back between lines 334.00 feet on the easterly line and 180.0 feet on the westerly line to a dead line in the rear on which it measures 219.2 feet thereon.

Being the same property conveyed to John S. Anderson and Melissa Anderson, husband and wife, by Executor's Quitclaim Deed dated December 27, 2002, from Delores Ann Thomas, Individually and as Beneficiary, and William Steve Hall, as Executor of the Estate of Hilma Aline Hall of record in Instrument #20030103-0001513, Register's Office for Davidson County, Tennessee. The said John S. Anderson and Melissa Anderson later divorced and Melissa Anderson conveyed her interest in the above property to John S. Anderson by Quitclaim Deed dated December 10, 2003, of record in Instrument No. 20040109-0003717, Register's Office for Davidson County, Tennessee. John S. Anderson conveyed his interest in the above property to John S. Anderson and Colleen Anderson, husband and wife, as tenants by the entirety, by Quitclaim Deed dated November 20, 2023, of record in Instrument #20231121-0090389, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **214 Rosehill Drive, Goodlettsville, Tennessee 37072.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the 11th day of **July, 2025**.

John S. Anderson

John S. Anderson

By: Lisa D. Turner Attorney in Fact

Lisa D. Turner, Attorney-in-Fact

Colleen Anderson

Colleen Anderson

By Lisa D. Turner, Attorney in Fact

Lisa D. Turner, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **John S. Anderson and Colleen Anderson,** the within named bargainors, for the purposes therein contained by virtue of a Limited Durable Powers of Attorney duly executed by the said John S. Anderson and Colleen Anderson, and recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 11th day of July, 2025.

Susan G. Cox

NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 05-20-29

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $490,000.00.

Dorothy Ann Meeks

AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2025.

Susan G. Cox

NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 05-20-29

File No. 25068057

Electronic Document Certification

I, **Susan G. Cox**, 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 July 11, 2025.

Susan G. Cox

Date: 7-14-25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 14th day of July, 2025.

NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/18/2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th day of July, 2025.

NOTARY PUBLIC

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/18/2029

File No. 25068057