WARRANTY DEED

Karen Johnson
Batch # 1302048
07/25/2025 10 28 15 AM
Fees $13 00 Taxes $1,627 63

Davidson County
DEEDWARR
2 pgs

20250725-0058877

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 10/29/28
(AFFIX SEAL)

CHRISTINE MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No : 2025-1027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Jacob Allsmiller and Kelly Sasseen	New owner	142-09-0C-940 00-CO
(NAME)	(NAME)	
940 General George Patton Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars ($439,900 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GRAYSON RATHBURN AND MACKENZIE RATHBURN, HUSBAND AND WIFE AND PAUL HUNTER, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB ALLSMILLER, A SINGLE MAN AND KELLY SASSEEN, A SINGLE WOMAN, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No 940, of River Plantation, Section Five, Phase One, Lot Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 5200, Page 257, Register's Office for said County, to which reference is hereby made for more complete details of the property.

Being the same property conveyed to Mackenzie Hunter, unmarried and Paul Hunter, married, as joint tenants with rights of survivorship by Warranty Deed from Christian Lefeve and Shannon Lefeve, Husband and Wife of record in Instrument No 20220401-0037989, Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Mackenzie Hunter, unmarried and Paul Hunter, married, and Grayson James Rathburn, unmarried as joint tenants with rights of survivorship by Quitclaim Deed from Mackenzie Hunter, unmarried and Paul Hunter, married, as joint tenants with rights of survivorship of record in Instrument No 20220608-0065486, Register's Office for Davidson County, Tennessee, dated June 06, 2022 and recorded on June 08, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 940 General George Patton Rd , Nashville, TN 37221
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness our hands this 9th day of July, 2025

Grayson Rathburn

Mackenzie Rathburn, FKA Mackenzie Hunter

Mackenzie Rathburn, ~~FKA Mackenzie Hunter~~

Paul Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2025, before me personally appeared Grayson Rathburn and Mackenzie Rathburn and Paul Hunter, 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 (or person's) free act and deed

Notary Public

My Commission Expires 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County