RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-33489-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1328506 DEEDWARR
09/30/2025 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20250930-0077867

STATE OF TENNESSEE
COUNTY OF [redacted] WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of Sept, 2025

NOTARY PUBLIC

My commission expires: 1/24/28

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Rauch and Ashley Nicole Rauch 5325 Windypine DR. Nashville, TN 37211	Same address as new owner	172-03-0B-008-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY THOUSAND AND 00/100 Dollars ($640,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JENNIFER BROOKE GLENN N/K/A JENNIFER GLENN DAVIS AND BENJAMIN DREW DAVIS, HUSBAND AND WIFE** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FELIX RAUCH AND ASHLEY NICOLE RAUCH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 8 on the Plan of The Woodlands, a planned unit development, Phase 2, of record in Book 6900, page 635, 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 Jennifer Brooke Glenn, a single person, from Yvonne Aiken Snyder, Administrator of the Estate of Thomas Russell Moneypenny, by Warranty Deed dated June 9, 2016 and recorded June 13, 2016 in Instrument #20160613-0059590, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Jennifer Brooke Glenn in now known as Jennifer Glenn Davis, due to the marriage between her and Benjamin Drew Davis, who is signing as a Grantee to convey any marital interest.

This is improved property, known as: 5325 Windypine Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of September, 2025

GRANTOR(S)

Jennifer Brooke Glenn n/k/a Jennifer Glenn Davis

Benjamin Drew Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jennifer Brooke Glenn N/K/A Jennifer Glenn Davis and Benjamin Drew Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of September, 2025.

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 9/29/25 (date of document).

Jennifer L. Pennell

9/30/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/30, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028