Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-APR-19-2407

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3677

Karen Johnson Davidson County
Batch# 207228 DEEDWARR
03/19/2019 09:08:28 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190319-0024709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2019

Notary Public
My Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephanie R. Ritz 2407 Porter Rd Nashville, TN 37206	new owner	073-13-0-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rachael Louise Stroop-Elias**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephanie Renee Ritz, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 19 on the plan of Burchwood Gardens, Section I, as shown by plat of record in Plat Book 2900, page 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 85 feet on the northerly side of Porter Road and extends back 170 feet on the easterly line and 182.27 feet on the westerly line to a dead line in the rear measuring 85.83 feet thereon.

Being the same property conveyed to Rachael Louise Stroop, wife by Quitclaim Deed from Meagan Kathleen Stroop, wife, dated October 21, 2015, recorded October 27, 2015, of record in Instrument No. 20151027-0109227, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Rachael L. Stroop, unmarried by Warranty Deed from Donald Paul Prewitt, Jr., married and Charles R. Prewitt, married and Emily J. Clem, married and Todd F. Prewitt, married, dated March 11, 2013, recorded March 18, 2013, of record in Instrument No. 20130318-0026405, said Register's Office.

Lindsey Stroop-Elias joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2407 Porter Road, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2019.

GRANTOR:

Rachael Louise Stroop- Elias

Lindsey Stroop-Elias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachael Louise Stroop- Elias and Lindsey Stroop-Elias, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21