Name and Address of New Owner:
Gregory Jerome Ryan and Laura Brooke Maroldi
1902 Oakhill Drive
Nashville, TN 37206

Send Tax Bills To:
Gregory Jerome Ryan & Laura Brooke Maroldi
P.O. Box 11134
Shorewood, WI 53211
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 225420 DEEDWARR
05/03/2019 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20190503-0041443

Map & Parcel No: 08310033100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew W. Mischke, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gregory Jerome Ryan and Laura Brooke Maroldi, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot 32 and the westerly 35 feet of Lot 31 on the map of Richardson Place, of record in Plat Book 547, Page 135, Register's Office for Davidson County, Tennessee. Said tract being more particularly described according to a survey by Timothy Mark Donlon, R.L.S. #2297, dated August 16, 2010, as follows:

Beginning at an iron pin set in the easterly right-of-way of Oakhill Drive (50 foot right-of-way), said pin being the northwesterly corner of this herein described tract of land conveyed to Darius L. Thieme, of record in Deed Book 10510, Page 442, Register's Office for Davidson County, Tennessee; Thence, with said right-of-way of Oakhill Drive, South 83° 49' 36" East, 85.00 feet to an iron pipe found in the southerly right-of-way of Oakhill Drive and being the northwesterly corner of a tract of land conveyed to Joe B. Bidewell, of record in Deed Book 11602, Page 421, Register's Office for Davidson County, Tennessee; Thence, leaving said right-of-way of Oakhill Drive, South 07° 02' 09" West; 156.84 feet to an iron pipe found in the northerly line of property conveyed to Brook and Susan Sutton, of record in Instrument No. 20091026-0098438, Register's Office for Davidson County, Tennessee; Thence, North 83° 41' 44" West, 85.47 feet to an iron pin set; Thence, North 07° 12' 34" East, 156.65 feet to the point of beginning, containing 13,359 square feet, or 0.31 acres, more or less.

Being the same property conveyed to Andrew W. Mischke, a married man by Quit Claim Deed from George Clarence Waldon, a married man dated October 31st 2012 and recorded November 19th 2012 of record in Instrument No. 20121119-0106465 in the said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Andrew W. Mischke, a married man and George Clarenec Waldon, a married man by Warranty Deed from Towne Creek Properties, LLC, a Tennessee Limited Liability Company dated August 8th 2011 and recorded August 23rd 2011 of record in Instrument No. 20110823-0065011 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2019.

_____ (SEAL)
Andrew W. Mischke

_____ (SEAL)
Shelby Mischke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2019, before me personally appeared Andrew W. Mischke and Shelby Mischke, 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.

Witness my hand, at office, this 30th day of April, 2019.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of April, 2019.

_____
Notary Public
My commission expires: 1/3/23
File No. 19-202

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

