Karen Johnson Davidson County
Batch# 301425 DEEDWARR
10/16/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20191016-0105974

Warranty Deed

PATTI ROBITAILLE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Affiant Subscribed and sworn to before me, this the 7th day of October, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Ryman Sr. Donna Ryman	Fairway Bank 150 3rd Ave South Nashville TN 37201	033-04-0A-078.00-CO
78 Rolling Meadows Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CEDRIC DEJUAN DAVIS, AN UNMARRIED MAN, AND CARL TYRONE HALL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL KEVIN RYMAN SR. AND DONNA ANN RYMAN, HUSBAND AND WIFE, HUSBAND AND WIFE,** 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. 78 on the Plan of Final Plat of Rolling Meadows Townhomes, Phase 1, Section 10 of record in Plat Book 9700, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles E. Lewis and Nora J. Lewis by Warranty Deed from Ronald B. Chapman, unmarried of record in Instrument No. 20030811-0114022 Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on August 11, 2003.

Charles E. Lewis died on or around July 03, 2004 leaving Nora J. Lewis as surviving tenant by the entirety.

Being the same property conveyed to Carl Tyrone Hall, an unmarried man and Cedric Dejuan Davis, an unmarried man by Warranty deed from Nora J. Lewis, single of record in Instrument No. 20171227-0131508 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 27, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 78 Rolling Meadows Drive, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2019.

Cedric Dejuan Davis

Carl Tyrone Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cedric Davis and Tyrone Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2019.

Notary Public

My Commission Expires: 5-9-21

STEVEN T. ROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2021

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Jennifer A. Hoffman, a notary public for this county and state, Patti Robitaille, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer A Hoffman
Notary's Signature

My Commission Expires: 6/19/23
Notary' Seal (if on paper)

