WARRANTY DEED

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$300,000.00~~ 379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: ~~March 05, 2023~~ 3/13/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel J. Ross	New Owner	082-11-0-029.00
(NAME)	(NAME)	
220 Treutland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 315270 DEEDWARR
11/14/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20191114-0117353

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daniel J. Richey, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel J. Ross, an unmarried man,** hereinafter called the GRANTEES, 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. 57 and part of Lot 58 on the Map of Bryan's Addition to Edgefield of record in Plat Book 21, Page 63, said Register's Office, with said property being further described as follows:

PARCEL A:
Land in Davidson County, Tennessee being the easterly 39 feet of Lot No. 57 on the Plan of John W. Bryan's Addition of Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of Lot front's 39 feet on the southerly side of Treutland Avenue an extends back between parallel lines 165 feet to an alley.

PARCEL B:
Land in Davidson County, Tennessee, being the Westerly 11 feet of Lot 57 and the easterly 2 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of said lots adjoin and front together 13 feet on the southerly side of Treuland Avenue and extend back between parallel lines 165 feet to an alley.

PARCEL C:
Land in Davidson County, Tennessee being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Plat Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of Lot No. 58 front's 13 feet on the southerly side of Treutland Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Daniel J. Richey, an unmarried man by Warranty Deed dated October 28, 2016 from Stephanie Shollenberger, an unmarried woman of record in Instrument No. 20161031-0114602 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 220 Treutland Ave., Nashville, TN 37207

(House Number) (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 my/our hands this 5th day of November, 2019.

Daniel J. Richey

State of Tennessee
County of Rutherford

Personally appeared before me Daniel J. Richey, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of November, 2019.

KRISTIN L. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
BEDFORD COUNTY

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

File No.: 23582

True Copy Certification

I, Penny A. May, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny A May
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY