RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT191100392

WARRANTY DEED

Karen Johnson Davidson County
Batch# 324738 DEEDWARR
12/04/2019 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20191204-0125000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day November, 2019

Notary Public

MY COMMISSION EXPIRES: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES SEPT 20, 2021

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Schodroski **2009 Sunnyslope Lane** **Goodlettsville, TN 37072**	New Owner	**012-03-0-008.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RIW Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Schodroski and Ronald Schodroski, Jr., Wife and Husband and Ronald J. Schodroski, Sr., A Married 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 located in Davidson County, Tennessee, being Lot No. 14 on the Plan of Grizzard Manor, Section Two, as of record in Book 4660, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 148.75 feet on the southwesterly margin of Sunnyslope Drive and extends back 352.1 feet on the northwesterly line and 362.4 feet on the southeasterly line to a broken line in the rear measuring 138.5 feet thereon.

BEING the same property conveyed to RIW Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated 6/24/19 and recorded 6/26/19 in Instrument No. 20190626-0061940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2009 Sunnyslope Lane, Goodlettsville, TN 37072**
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 our hands this 19th day November, 2019.

RIW Properties, LLC

BY: _____

Eric F. Alvarez, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Eric F. Alvarez with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager of RIW Properties, LLC the within named bargainor, and corporation, and that he as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric F. Alvarez as such Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of November, 2019.

My commission expires:_____

_____
Notary Public



True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:



SEAL