This instrument prepared by:
Momentum Title, LLC
313 East Main Street
Hendersonville, TN 37075

File Number: 6-19-5704

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 375,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2019

Notary Public
My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 332341 DEEDWARR
12/19/2019 10:02:03 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20191219-0130953

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Christopher Green and Mary Ann Green 913 Glenridge Lane Nashville, TN 37221	Studio Bank 124 12th Avenue South Suite 400 Nashville, TN 37203	142 13 0B 128.00

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, we, **Michelle Ormseth and Reid Ormseth, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard Christopher Green and Mary Ann Green, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 128 on the Plan of Resubdivision of Lots 114 through 130 & 131A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Ormseth and Reid Ormseth, husband and wife by Warranty Deed from Stephen L. Wallace and wife, Delores A. Wallace of record in Instrument No. 20090529-0049656, in the Register's Office of Davidson County, Tennessee, dated May 28, 2009 and recorded on May 29, 2009.

This is ☒ improved or ☐ unimproved property located at: **913 Glenridge Lane, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 18th day of December, 2019.

GRANTOR:

Reid Ormseth

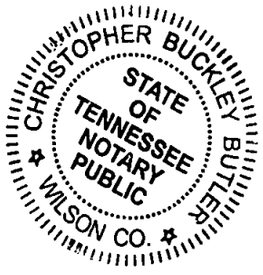
Michelle J Ormseth

Michelle Ormseth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reid Ormseth and Michelle Ormseth, 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 18th day of December, 2019.



Notary Public
My Commission expires: 9-20-21