WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 343995 DEEDWARR
01/15/2020 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200115-0005570

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID N. RIDEOUT, SR. AND EDNA D. RIDEOUT	DAVID N. RIDEOUT, SR. AND EDNA D. RIDEOUT	127-12-0-001.00
1005 HARPETH VALLEY COURT NASHVILLE, TN 37221	1005 HARPETH VALLEY COURT NASHVILLE, TN 37221	2019-10-159

For good consideration, I (We) **DAVID NEEL RIDEOUT, SR. AND WIFE EDNA LUCILLE RIDEOUT, ALSO KNOWN AS EDNA D. RIDEOUT,** whose mailing address is 1005 HARPETH VALLEY COURT, NASHVILLE, TN 37221, hereby bargain, deed and convey to **DAVID N. RIDEOUT, SR AND EDNA D. RIDEOUT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** whose mailing address is 1005 HARPETH VALLEY COURT, NASHVILLE, TN 37221, the following described land in DAVIDSON County, to wit:

All that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Bellevue Manor, as of record in Book 3600, page 33, Register's Office for said County.

Said Lot No. 6 fronts 107.05 feet on the southwesterly side of Harpeth Valley Court and extends back 429.75 feet on the northwesterly line and 412.52 feet on the south easterly line, to a broken line in the rear on which it measure 213.35 feet.

Being the same property conveyed to David Neel Rideout, SR. and wife Edna Lucille Rideout, by a deed dated on 06/21/1973 and recorded on 06/22/1973 in Book 4721 at Page 362 in the County of Davidson, Tennessee.

APN: 127-12-0-001.00

Property Address: 1005 HARPETH VALLEY COURT, NASHVILLE, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 8th day of January 2020.

Donnie Neel Rideout Sr by Edna Lucille Rideout as attorney in fact

DAVID NEEL RIDEOUT, SR.

Edna Lucille Rideout

EDNA LUCILLE RIDEOUT AKA
A/K/A EDNA D. RIDEOUT Edna D Rideout

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 8th day of January 2020, before me personally appeared* **DAVID NEEL RIDEOUT, SR. AND EDNA LUCILLE RIDEOUT, A/K/A EDNA D. RIDEOUT**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

*Edna Lucille Rideout as Attorney in Fact for

(Seal)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Edna D Rideout
Dona N Rideout Sr
Edna Dawn Rideout as attorney in fact

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8th day of January, 20 20.

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-2023

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
DAVID N. RIDEOUT, SR AND EDNA D. RIDEOUT
1005 HARPETH VALLEY COURT
NASHVILLE, TN 37221

Name and Address of property owner:
DAVID N. RIDEOUT, SR AND EDNA D. RIDEOUT
1005 HARPETH VALLEY COURT
NASHVILLE, TN 37221

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD