WARRANTY DEED

Karen Johnson Davidson County
Batch# 344556 DEEDWARR
01/16/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200116-0005954

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 05/19/2020
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patrick Macchiaverna	Same as	141 15 0B 043.00
(NAME)	(NAME)	
6809 River Ridge Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Okwuchukwu Obi and Shijuana Obi, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick Macchiaverna, a married man**, hereinafter called the Grantee, his 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. 245 on the Plan of Rolling River Estates, a Planned Unit Development, Phase III, recorded in Book 5200, Page 81, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Okwuchukwu Obi and Shijuana Obi, husband and wife by Warranty Deed from Marshall Scott Peace, II and wife, Sherry M. Peace dated August 24, 2015 and recorded August 26, 2015 as Instrument No. 20150826-0086513, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6809 River Ridge Drive, Nashville, TN 37221

File Number: FRN-1913292SSO

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, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 14th day of January, 2020.

Okwuchukwu Obi

Shijuana Obi

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Okwuchukwu Obi and Shijuana Obi, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of January, 2020.

Notary Public

My Commission Expires:

(SEAL)

JENNIFER LITTLEFIELD
Notary Public-State of Nevada
APPT. NO. 11-4155-1
My Appt. Expires 03-30-2023

#11-4155-1
Exp: 03/30/2023

File Number: FRN-1913292SSO

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/19/2020

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY