This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 409575 DEEDWARR
06/03/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20200603-0056749

State of Idaho }
County of Kootenai }

The actual consideration or value, whichever is greater for this transfer is: $199,000

Danielle K Ferris nka Danielle K. Young
Affiant Signature

Subscribed and sworn to before me on this the 26 Day of May 2020

Notary Public

My Commission expires 02/20/2021

RONALD V OSMONSON
39586
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires: 02/20/21

NAME AND ADDRESS OF PROPERTY OWNER:
Cassidy S. Riley and Andrew C. Smith
1129 Alandee Street
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 052130B07700CO

WARRANTY DEED

20NT01024

Effective the 26 Day of May, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Danielle K. Ferris nka Danielle K. Young

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cassidy S. Riley and Andrew C. Smith, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Unit No. 120, on the Condominium site plan of Phase II-C, Section 3 on the Plan of River Glen, according to the Master Deed of record in Book 7566, page 571, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 9700, page 18, and as amended in Instrument No. 20040915-0111299, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Danielle K. Ferris, by Warranty Deed from Steven L. Wright and wife, Holly Wright, dated 02/21/2006 and recorded 03/08/2006 as Instrument No. 20060308-0026997, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1129 Alandee St, Nashville, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 26 day of May, 2020

Danielle K. Ferris nka Danielle K. Young

Danielle K. Ferris nka Danielle K. Young

State of Idaho }
County of Kootenai }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Danielle K. Ferris nka Danielle K. Young**, the within named bargainer 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 at office, this the 26 day of May, 2020.

Ronald V Osmonson

Notary Public

My commission expires: 02/20/2021

RONALD V OSMONSON
39586
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires: 02/20/21

Robert Cushman Young

Robert Cushman Young

State of Idaho }
County of Kootenai }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Robert Cushman Young**, the within named bargainer 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 at office, this the 26 day of May, 2020

Ronald V Osmonson

Notary Public

My commission expires: 02/20/2021

RONALD V OSMONSON
39586
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires: 02/20/21

Robert Cushman Young joins in this conveyance for purposes of conveying marital interest

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY