WARRANTY DEED

Karen Johnson Davidson County
Batch# 435456 DEEDWARR
07/10/2020 01:23:12 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200710-0075562

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July, 20__.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Jean Satcher	**NEW OWNER**	
(NAME)	(NAME)	08103031400
2402 18th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Thomas Pillow and Gloria Pillow, Trustees of The Thomas Pillow Revocable Living Trust dated May 21, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Jean Satcher, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 14 on the map of Riverview Gardens Subdivision, as of record in Plat Book 3600, Page 46, Register's Office for Davidson County, Tennessee. Said Lot No. 14 fronts 55 feet on the easterly margin of 18th Avenue North and extends back 104.8 feet on the northerly side and 77.2 feet on the southerly line to a dead line measuring 61.6 feet thereon.

Being the same property conveyed to Thomas Pillow, Trustee of The Thomas Pillow Revocable Living Trust by virtue of that certain Quit Claim Deed dated May 21, 2019, and being of record at Instrument No. 20190523-0048868, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Thomas Pillow by virtue of Warranty Deed dated January 9, 2012 at Instrument No. 20120201-0009010, in the amount of $40,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3600, Page 46, in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2402 18th Ave Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of July, 2020.

Thomas Pillow, Trustee

Thomas Pillow, Trustee

Gloria Pillow, Trustee

Gloria Pillow, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Thomas Pillow with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Thomas Pillow Revocable Living Trust dated May 21, 2019, the within named bargainer, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee

Witness my hand in Nashville, Tennessee, this 2 day of July, 2020.

Cari Allen

Notary Public

My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gloria Pillow with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Thomas Pillow Revocable Living Trust dated May 21, 2019, the within named bargainer, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee

Witness my hand in Nashville, Tennessee, this 2 day of July, 2020.

Cari Allen

Notary Public

My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021