WARRANTY DEED

Karen Johnson Davidson County
Batch# 437785 **DEEDWARR**
07/15/2020 11:06:20 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20200715-0077398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel Taber and Lauren Reichstein	FirstBank	Parcel ID: 142-03-0-085.00
(NAME) 7383 Bridle Drive	(NAME) 501 East First Street	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Rome, GA 30161	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy Ryan and Joseph Dyer sole heirs at law of The Estate of Tammy Hart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Taber and Lauren Reichstein**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Elizabeth

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Walnut Hill Manor, Section 1 of record in Plat Book 4460, Page 108 and amended in Book 5681, Page 780, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Dyer and Tammy J. Hart By Warranty Deed from Kimberlee D. Kulakowski Cassell and husband, Ronald Cassell dated January 28, 2000 recorded February 3, 2000, of record in Instrument No. 200002030011350, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Tammy J. Hart, unmarried By Quitclaim Deed from Joseph Dyer and Tammy J. Hart dated November 23, 2016 recorded December 1, 2016, of record in Instrument No. 20161201-0126035, Register's Office for Davidson County, Tennessee.The said Tammy Jean Hart died intestate on January 21, 2020. leaving Jeremy Ryan and Joseph Dyer as her sole heirs at law. Her estate probated in Case No. 20P180, Probate Division, Davidson County, Tennessee.

GRN-2008235SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES-20-7383

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 7383 Bridle Drive, Nashville, TN 37221

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 our hands this 10th day of July, 2020

Jeremy Ryan, by Joseph Dyer, his attorney in fact.

Jeremy Ryan, by Joseph Dyer, his attorney in fact

Joseph Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joseph Dyer , sole heirs at law of The Estate of Tammy Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeremy Ryan, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Jeremy Ryan, for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2020.

Notary Public
My Commission Expires: 07/09/2022
(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph Dyer, sole heirs at law of The Estate of Tammy Hart, 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 10th of July, 2020.

Notary Public
My Commission Expires: 07/09/2022
(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY