Karen Johnson Davidson County
Batch# 457508 DEEDWARR
08/14/2020 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.82
20200814-0091483

WARRANTY DEED

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

G-VRES-20-7929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/16/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Spencer Paul Simmons and Ashley Cotter Simmons	New Owner	
(NAME)	(NAME)	**181-01-0B-262.00-CO**
7929 Kirkfield Drive	7929 Kirkfield Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OLGA RITCHIE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER PAUL SIMMONS AND ASHLEY COTTER SIMMONS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 90, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, of record in Plat at Instrument No. 20071214-0143931, 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 James Ritchie by Warranty deed from Gerald C. Mason and Timothy Jay Stallman, a married couple, as joint tenants with full rights of survivorship of record in Instrument No. 20160930-0103081 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 30, 2016. James Ritchie having since died leaving Olga Ritchie and James R. Ritchie as his heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 202008140091479 and Instrument No. 202008140091480, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed executed by James R. Ritchie dated August 11, 2020 to Olga Ritchie and recorded simultaneously herewith of record in Instrument No. 202008140091481, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20071214-0143931, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and as amended and supplemented in Instrument No. 20030708-0093637, Instrument No. 20050106-0002201, Instrument No. 20060322-0032693, Instrument No. 20071214-0143932, Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20130523-0052433, in the Register's Office for Davidson County, Tennessee.
- Easement to Gulf Interstate Gas Co. of record in Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Drainage Easement of record in Book 9487, Page 901 and Book 9487, Page 914, in the Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Instrument Number 20040305-0025147, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument Number 20020731-0091596, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7929 Kirkfield Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 13th DAY OF AUGUST, 2020.

Olga Ritchie by Attorney in Fact

Olga Ritchie by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of OLGA RITCHIE, and who acknowledged he/she/they executed the same as the free act and deed of the said OLGA RITCHIE.

Witness my hand and official seal, this the 13th of August, 2020.

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-20-8147

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

