(1)

Karen Johnson Davidson County
Batch# 461334 DEEDWARR
08/21/2020 09:32:04 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20200821-0094478

Warranty Deed

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 20th day of August, 2020. Notary Public My commission expires: 03-08-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Meredith Leigh Siegel	Renasant Bank	072-04-0-264.00
1434 Janie Avenue	2001 Park Place N. Suite 650	
Nashville, TN 37216	Birmingham, AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RYAN REISS AND CHRISTINA IBSEN REISS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH LEIGH SIEGEL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 12 on the Plan of Country Club Estates of record in Plat Book 843, Page 95, 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 Evelyn L. Brooks, an unmarried woman by Warranty deed from Patricia A. Richards of record in Instrument No. 20060404-0037908 Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on April 04, 2006.

Being the same property conveyed to Ryan Reiss and Christina Ibsen Reiss, husband and wife by Warranty deed from Evelyn L. Sisco, married of record in Instrument No. 20190430-0040025 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1434 Janie Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2020.

Ryan Reiss

Christina Ibsen Reiss

STATE OF FLORIDA
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Reiss and Christina Ibsen Reiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2020, by physical presence

NOTARY PUBLIC STATE OF FLORIDA
GLADYS M CAPARRATTO
Commission # GG 136968
Expires September 27, 2021
Bonded Thru Budget Notary Services

Notary Public Gladys M. Caparratto

My Commission Expires: 09/27/2021