State of Tennessee
County of Davidson

The actual consideration or true value, whichever is greater for this transfer is $150,700.00.

Affiant

Subscribed and sworn before me, this 25th day of August, 2020.

Notary Public
My Commission Expires: February 20, 2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 466349 DEEDWARR
08/28/2020 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $557.59
20200828-0097966

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

WARRANTY DEED

This instrument was prepared by: Lawrence E. Uchill, Esq., Uchill Law, PLLC, 46 Malia Terrace, Chestnut Hill, MA 02467		
ADDRESS OF NEW OWNER: Douglas Trasher 162 Shiaway Court Nashville, TN 37217	SEND TAX BILLS TO: Douglas Trasher 162 Shiaway Court Nashville, TN 37217	MAP PARCEL NUMBERS: 149-02-0-F-032.00 CO

For and in consideration of the sum of One Hundred Fifty Thousand Seven Hundred Dollars ($150,700.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID TRASHER, unmarried man, herein after called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS TRASHER, unmarried man, hereinafter called the GRANTEE, his 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. 32 on the Plan of Raven's Retreat, (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record in Instrument No. 20120606-0049599, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to David Trasher by deed of record in Instrument 20151201-0120912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 162 Shiaway Court, Nashville, TN 37217.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 9th day of August, 2020.

David Trasher

David Trasher

COMMONWEALTH OF MASSACHUSETTS)
) SS.
COUNTY OF NORFOLK)

On August 12th, 2020, before me, the undersigned notary public, personally appeared David Trasher, proved to me through satisfactory evidence of identification, which was Drivers Lic, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Karen L Taddeo
Name:
My Commission Expires: 01/01/2021

KAREN L. TADDEO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 1, 2021

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

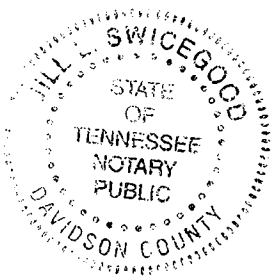
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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