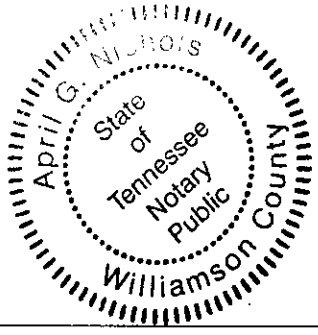
WARRANTY DEED

2020-1858



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Lakin Singleton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of August, 2020.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 471193 **DEEDWARR**
09/08/2020 10:20:14 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20200908-0101776

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Clara Y. Young 134 Stonecrest Drive Nashville, TN 37209	NEW OWNER	114.12-0A-100.00 CO

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, I/we, **Diane Rizzo, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Clara Y. Young, an unmarried woman**, hereinafter called the Grantee(s), their heirs 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. 100 on the Plan of Stoneridge Townhomes, Phase I, as shown on plat of record in Exhibit "E" of Instrument 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Diane Rizzo, unmarried from Bard Fisher and Melissa Fisher, husband and wife, by Warranty Deed dated June 30, 2008 and recorded July 1, 2008 in Instrument #20080701-0067596, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 134 Stonecrest Drive, Nashville, TN 37209.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of August, 2020.

Diane Rizzo

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols, a notary public in and for said County and State, the within named Diane Rizzo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2020.

Notary Public
My Commission Expires: 6-24-2020

