Karen Johnson Davidson County
Batch# 473814 DEEDWARR
09/11/2020 10:42:57 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20200911-0103748

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9th day of September , A.D., 2020 , by and between

Maria M. Houchins and Ira Houchins II wife and husband

First Parties, and

Terry Rider, married

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 905 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed of Encore, a Master Condminium of record as Instrument No. 20080225-0018429 and Master Deed of Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Amended in Instrument No. 20111104-0086473 to include parking spaces number 17 and 19. Further Amended in Instrument No. 20151203-0122000 to include Storage Unit 5-46, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Maria M. Houchins and Ira Houchins, II, wife and husband by Deed dated January 3, 2019 from Patricia Wright Jackson, married, recorded January 4, 2019, in Instrument Number 20190104-0001116, in the Official Records of Davidson County, Tennessee.

OWNER:
Terry Rider
301 Demonbreun Street # 905
Nashville, TN 37201

RESPONSIBLE TAXPAYER:
NEW OWNERS

MAP & PARCEL: 093060A20800CO
CLT # 093060A20800CO

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Maria M Houchins
Maria M. Houchins

x Ira Houchins II
Ira Houchins II

✓STATE OF Tenn

✓COUNTY OF Knox

Personally appeared before me, Maria M. Houchins and Ira Houchins II wife and husband, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 20 20.

✓ Brad Kimsey
~~Notary~~ Public

BRAD KIMSEY
STATE OF TENNESSEE
NOTARY PUBLIC
BLOUNT COUNTY

My Commission Expires: ✓ 3/21/22

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 645,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 9th day of September, 20 20.

Signature of Notary Public

Notary Seal

Kayla Tabor
Printed Name of Notary

04/13/24
Commission Expiration

