Karen Johnson Davidson County
Batch# 487782 DEEDWARR
10/01/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20201001-0113703

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$515,000.00** (Five Hundred Fifteen Thousand).

Melissa Lowe
AFFIANT

Subscribed to and sworn before me this 30th day of September, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Robert Forrest, Jr. and Penny Forrest 1528 Stokely Lane Old Hickory, TN 37138	Send to new owner	063040A1500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHERYL A. RYKWALDER AND SPOUSE, RICHARD V. RYKWALDER**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROBERT FORREST, JR. AND PENNY FORREST, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 50, Phase Three, Cleveland Hall Subdivision, a Planned Unit Development, as shown on plat in Instrument Number 20060106-0002332, 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 Cheryl A. Rykwalder and spouse, Richard V. Rykwalder by deed from Amy L. Woods, Successor Trustee, of record in Instrument No. 20100329-0023183 dated March 24, 2010 and recorded March 29, 2010, Register's Office for Davidson County, Tennessee.

Being also known as 1528 Stokely Lane, Old Hickory, Tennessee 37138.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1528 STOKELY LANE** **OLD HICKORY, TN 37138**

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

LTSR Number: GTE File: 2020085757

WITNESS, this 30th day of September, 2020

Cheryl A. Rykwalder

Richard V. Rykwalder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of September, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cheryl A. Rykwalder and Richard V. Rykwalder** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of September, 2020.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2020085757

True Copy Certification

I, **Jessie Castleman**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

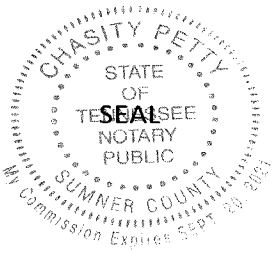
Jessie Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty** a notary public for this county and state, **Jessie Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty
My Commission Expires: 9/20/2021



SEAL