RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT201000512

WARRANTY DEED

Karen Johnson Davidson County
Batch# 515069 **DEEDWARR**
11/12/2020 10:04:37 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20201112-0133098

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$355,000.00

Nicki Hurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of November, 2020

Gail C. Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RIW Properties, LLC	**SAME**	**012-03-0-008.00**
2331 Highway 31E		
Gallatin, TN 37066		

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, WE,

Michelle Schodroski and Ronald J. Schodroski, Jr. wife and husband and Ronald J. Schodroski, Sr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RIW Properties, LLC, A Tennessee series limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in Davidson County, Tennessee, being Lot No. 14 on the Plan of Grizzard Manor, Section Two, as of record in Book 4660, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 148.75 feet on the southwesterly margin of Sunnyslope Drive and extends back 352.1 feet on the northwesterly line and 362.4 feet on the southeasterly line to a broken line in the rear measuring 138.5 feet thereon.

BEING the same property conveyed to Michelle Schodroski and Ronald J. Schodroski, Jr., wife and husband, and Ronald J. Schodroski, Sr., a married man, by Warranty Deed from RIW Properties, LLC, dated 11/19/2019 and recorded 12/4/2019 in Instrument No. 20191204-0125000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2009 Sunnyslope Lane, Goodlettsville, TN 37072**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of November, 2020.

Michelle Schodroski

Ronald J. Schodroski, Jr.

Ronald J. Schodroski, Sr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Schodroski and Ronald J. Schodroski, Jr., and Ronald J. Schodroski, Sr. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 10th day of November, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022