WARRANTY DEED

Karen Johnson Davidson County
Batch# 518242 DEEDWARR
11/18/2020 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20201118-0135797

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

MST 2020-1982

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF NOVEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Berry and Kimberly Moses	New owners	
(NAME) 7850 Rainey Drive	(NAME) at property address	182-06-0A-048.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Karen Drake, as Emergency Conservator of Robert Rivers,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN BERRY AND KIMBERLY CHERISE MOSES, HUSBAND AND WIFE,** 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 in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat, Section One, Old Hickory Hills, RS10 Subdivision w/Cluster Lot Option of record in Plat at Instrument No. 20011023-0115382, 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 Robert Rivers, a single man by Warranty Deed from Michael J. Jaeger and Tara C. Jaeger, husband and wife of record in Instrument No. 20150527-0048567, Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 27, 2015. (Value of consideration shown in aforementioned deed $171,000.00) By Order of the Court, Karen Drake was appointed Emergency Conservator for Robert Rivers, said Order of record in Case No. 20P-1521, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being also known as 7850 Rainey Drive, Antioch, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee. Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee. Easement for ingress and egress to cemetery of record in Instrument Number 20000203-0011193, in the Register's

Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20020123-0009417 and Instrument Number 20081219-0121385, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-0116009, in the Register's Office for Davidson County, Tennessee. Old Hickory Hills Homeowners Association, Inc. Rules & Regulations of record in Instrument Number 20151229-0130686, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7850 Rainey Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 16th DAY OF NOVEMBER, 2020.

Karen Drake, as Emergency Conservator of Robert Rivers

Karen Drake, as Emergency Conservator of Robert Rivers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Karen Drake**, 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 office, this 16th day of November, 2020.

Notary Public
My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022