WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3189196

Karen Johnson Davidson County
Batch# 521037 DEEDWARR
11/25/2020 09:57:56 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20201125-0138274

Return to:

J. Miranda Belote, Attorney
365 W. Main Street
Hendersonville, TN 37075

ıe actual consideration or value for this transfer, whichever is eater, is $ 386,000.00

Affiant

ıbscribed and sworn to me, this the 24th day of lovember, 20 20

Notary Public Larry NN Westbrook

My commission expires: 4/6/2021

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:
1404 E. Riverwood Drive
Nashville, TN 37216

Parcel ID:
062-13-0-004.00

Property owner:
Laura E. Alger and Matthew C. Alger

Mail tax bills to:
Quicken Loans, LLC
1050 Woodward Avenue
Detroit, MI 48226

THIS INDENTURE is made effective the 24 day of November, 2020, by **John Jeremias, a single person** First Parties, for the purpose of conveying the premises described herein to Laura E. Alger and Matthew C. Alger, wife and husband, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

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

Land in Davidson County, Tennessee, being part of the Lot No. 31 on the Plan of Riverwood Subdivision of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, described as follows, to wit:

Beginning on the southerly margin of East Riverwood Avenue, as widened, at the Northwest corner of the property conveyed to Clarence Weber Tuley, et al, by deed from Commerce Union Bank, Trustee of record in Book 1036, Page 127, said Register's Office; thence with said Tuley's westerly line and southwardly 176 feet; thence westwardly 60 feet to a point being 60.25 feet East of the easterly margin of Riverwood Drive; thence northwardly and parallel with the westerly line of said Tuley's property 176 feet to the southerly margin of East Riverwood Avenue, as widened; thence with same eastwardly 60 feet to the beginning.

Being the same property conveyed to John Jeremias, a single person, by Warranty Deed dated September 6,2016 from Travis B. Zimber and wife, Carla A. Zimber, recorded September 8,2016 at Instrument No. 20160908-0094564, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions. dedications. reservations. setbacks and easements. if any. as indicated and/or shown on that certain Plat recorded in Plat Book 547. Page 62, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

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 Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 20 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

John Jeremias

John Jeremias

STATE OF Virginia)
COUNTY OF Prince William)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **John Jeremias**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Prince William County, this the 17th day of November, 2020.

Cynthia E Herzog

NOTARY PUBLIC

My Commission Expires: 12/31/23

CYNTHIA E. HERZOG
NOTARY PUBLIC • REG. # 123022
Commonwealth of Virginia
My Commission Expires 12/31/2023

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.