WARRANTY DEED

Karen Johnson Davidson County
Batch# 537371 **DEEDWARR**
12/17/2020 03:54:36 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20201217-0149812

JM-SB-BMR-20-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Glenn Ridings and Lynda Marie Ridings	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**051-07-0-096.00**
302 W Due West Ave	**6850 Miller Rd.**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Brecksville, OH 44141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS MAZE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID GLENN RIDINGS AND LYNDA MARIE RIDINGS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1-B on the Plan of Zone Lot Division Lots 1 and 2 Stratton Place Subdivision of record in Plat Book 5800, Page 141, 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 Dennis Maze by Warranty deed from Caroline Tubb, joined by her husband Ralph Tubb of record in Instrument No. 20160620-0062228 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016.

Scriveners Affidavit recorded on June 09, 2016, Instrument No: 20160609-0058318.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5800, Page 141, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5991, Page 985, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5506, Page 552, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6065, Page 122, in the Register's Office for Davidson County, Tennessee.
- Construction Contract and Easement of record in Book 5959, Page 510, in the Register's Office for Davidson County, Tennessee.
- Easement of Right of Way of record in Book 2856, Page 29, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **302 W Due West Ave, Madison, Tennessee 37115**.

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. 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 the 15th DAY OF DECEMBER, 2020.

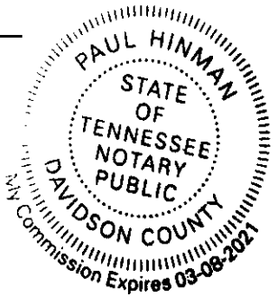
Dennis Maze

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS MAZE, the within named bargainor, 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 official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212