THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132944**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2021. Notary Public My Commission Expires

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 576261 DEEDWARR
02/24/2021 09:25:21 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210224-0022713

WARRANTY DEED

Address New Owner: Trevor H. Hartog and Hayley C. Edmiston 1617 Riverside Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 15 0 206.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bob Nash** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trevor H. Hartog, unmarried and Hayley C. Edmiston, unmarried as tenants in common** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 30, Riverside Drive Subdivision, as shown on plat of record in Book 974, Pages 60 and 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 30 front 50.00 feet on the Easterly side of Riverside Drive and runs back between lines 198 feet more or less on the Northerly line and 196 feet more or less on the Southerly line to a dead line on which it measures 50.00 feet.

Being the same property conveyed to Bob Nash, by Warranty Deed from Darrell Collis and wife, Carolyn J. Collis, of record in Instrument No. 20200716-0078143, in the Register's Office of Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

Subject property is not and has never been the primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverside Drive Subdivision, as recorded in Plat Book 974, Page(s) 60 and 61.

This is improved property located at 1617 Riverside Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2021.

Bob Nash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bob Nash, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2021.

Notary Public

My Commission Expires: _____