Karen Johnson Davidson County
Batch# 588611 DEEDWARR
03/10/2021 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20210310-0031371

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210200038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$370,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the ~~5th~~ 9th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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
Stephanie Marie Biggs **2109 Riverside Drive** **Nashville, TN 37216**	**SAME**	**072-11-433.00**

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,

Tina Collette Huff and Kelsey Andrew Koch, as joint tenants with rights of survivorship

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

Stephanie Marie Biggs, An Unmarried Woman

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. 130 on the Map of Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 50 feet on the east side of Riverside Drive and runs back between parallel lines, 160 feet to a 12 foot alley in the rear.

BEING the same property conveyed to Tina Collette Huff and Kelsey Andrew Koch, as joint tenants with rights of survivorship, by Warranty Deed from Nicky R. McKinney, dated 5/28/1999 and recorded 6/1/1999 in Book 11502, Page 225, 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 **2109 Riverside Drive, Nashville, TN 37216**
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.

Sellers:

Tina Colette Huff
Signature

Tina Colette Huff
Print:

Kelsey Andrew Gooch by Tina Colette Huff, Attorney in Fact
Signature

Print:

Buyers:

Signature

Print:

Signature

Print:

STATE OF Tennessee
COUNTY OF Davidson

Subscribed, affirmed, and acknowledged before me this 5th day of March, 2021.

Gail C. Vincent
NOTARY PUBLIC

My Commission Expires: _____

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

Witness our hands this 5th day of March, 2021.

Tina Collette Huff

KELSEY ANDREW KOCH BY TINA COLLETTE HUFF, ATTORNEY-IN-FACT

Kelsey Andrew Koch by Tina Collette Huff, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina Collette Huff 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 Nashville, Tennessee, this 5th day of March, 2021.

Commission Expires:_____

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of March, 2021, before me personally appeared Tina Collette Huff to me known to be the person who executed the foregoing instrument in behalf of Kelsey Andrew Koch as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Tina Collette Huff.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of March, 2021.

Commission Expires:_____

Notary Public

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

True Copy Certification

I, KRISTEN TRAINI, 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 law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

