Karen Johnson Davidson County
Batch# 598813 DEEDWARR
03/23/2021 03:19:40 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20210323-0038460

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21013305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $565,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2021.

Notary Public
My Commission Expires:

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard J Porter and Kyle D Ritter 750B 22nd Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 092 07 0G 002.00

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, **Daniel R Green, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard J Porter and Kyle D Ritter, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 750 22nd Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 750 22nd Avenue North, a Horizontal Property Regime, of record in Instrument Number 20181115-0112629, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Daniel R. Green, married, by Warranty Deed from Joseph D. Claybon, unmarried, of record in Instrument No. 20180212-0013651, in the Register's Office of Davidson County, Tennessee, dated February 09, 2018 and recorded on February 12, 2018.

Grantor warrants that he has never lived in the subject property and that the subject property is not subject to any marital rights therein

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T.J. Harding's Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract, as recorded in Plat Book 161, Page(s) 11.

Return to:
Rudy Title and Escrow, LLC

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20181115-0112629.

This is improved property located at 750B 22nd Avenue North Nashville TN 37208

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 March, 2021.

Daniel R Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021