

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $365,000.00.

Brian Motheral
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of March, 2021.

Dawn Martin
NOTARY PUBLIC

My commission expires: 10/2/23

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Ryan Motta and Emily Motta (NAME)	new owners (NAME)	147-8-73.00
4803 Wales Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Karen Johnson Davidson County
Batch# 602510 **DEEDWARR**
03/29/2021 03:38:25 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20210329-0041111

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David M. Oldham and wife, M. Leanne Oldham,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ryan Motta and Emily Motta, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Cathey Heights, Section I of record in Plat Book 2854, Page 45, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David M. Oldham and wife, M. Leanne Oldham by Deed from J. Steve Stevens and Vallie E. Stevens, Trustees of the Revocable Stevens Family Trust Dated October 23, 2000, of Record in Instrument Number 20031031-0160192 dated 10/29/2003, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 4803 Wales Court, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-V1605 21 4483

Witness our hands this 22nd day of March, 2021.

David M. Oldham

M. Leanne Oldham

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Oldham and M. Leanne Oldham, the herein bargainor, 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, this the 22nd day of March, 2021.

Notary Public
My Commission Expires:

