Name and Address of New Owner:
Whitney Ryan and Jessica Ryan
116 Mockingbird Rd.
Nashville, TN 37205
Send Tax Bills To:
Whitney Ryan and Jessica Ryan
Same as above

This Instrument Prepared By:

Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 10312023900

Karen Johnson Davidson County
Batch# 606635 DEEDWARR
04/05/2021 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $5,716.50
20210405-0043847

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Douglas R. Linfert and Kimberly L. Linfert, as Co-Trustees of Douglas and Kimberly Linfert Revocable Trust, under agreement dated August 31, 2020**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Whitney Ryan and Jessica Ryan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 11 and the southerly one-half of Lot No. 12 in Block "A" on the Plan of Cherokee Park, as of record in Flat Book 547, pages 169 and 170, Register's Office for said County, described as follows:

Said Lot No. 11 and part of Lot No. 12 front together 90 feet on the easterly side of Mockingbird Road and run back 153.48 feet on the south line and 155 feet more or less on the north line, to a dead line and shows 96 feet back on said dead line

Douglas R. Linfert and Kimberly L. Linfert, as Co-Trustees of the Douglas and Kimberly Linfert Revocable Trust, under agreement dated August 31, 2020by Deed dated August 31, 2020 from Douglas R. Linfert and Kimberly L. Linfert, recorded September 1, 2020, in Instrument Number 20200901-0099486, in the Official Records of Davidson County, Tennessee.
Being commonly known as:116 Mockingbird Rd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of March, 2021.

Douglas and Kimberly Linfert Revocable Trust,
under agreement dated August 31, 2020

By: _____ Co-Trustee
Douglas R. Linfert, Co-Trustee

By: _____ co-trustee
Kimberly L. Linfert, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2021, before me personally appeared Douglas R. Linfert and Kimberly L. Linfert, Co-Trustees of Douglas and Kimberly Linfert Revocable Trust, under agreement dated August 31, 2020, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2021.

_____
Notary Signature
My commission expires: 03/20/2024

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of March, 2021.

Notary Public
My commission expires: 5/18/24
File No. 2021-4582-TN



True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023