Karen Johnson Davidson County
Batch# 610934 DEEDWARR
04/08/2021 12:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20210408-0046990

4113

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30022

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00.

Kirsten E Perrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FIRST DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirsten E. Perrey & Ryan T. Johnson	LoanDepot.com	MAP 141-06-0C-
4408 Kirkbrook	P.O. Box 5710	PARCEL 169.00-CO
Nashville, TN 37221	Chicago, IL 60680-5681	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Amanda Ances, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirsten E. Perrey and Ryan T. Johnson, wife and husband**

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. 161 on the Plan of Final Plat of Riverbridge, Phase 2, Section 2 of record in Plat at Instrument No. 20100302-0015635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda Ances and Sylvia Ances, as tenants-in-common with rights of survivorship by Warranty deed from Beazer Homes, Corp., a Tennessee Corporation of record in Instrument No. 20111216-0097963 Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded on December 16, 2011. The said Sylvia Ances has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record as Instrument Number 20100302-0015635; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044; as amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, and Instrument No. 20100330-0023630; (4) By-Laws of Riverbridge Community Homeowner's Association, Inc. of record in Instrument Number 20030218-0020999; (5) Deed conveying the common area to Riverbridge Community Homeowner's Association, Inc. of record in Instrument Number 20100330-0023631; (6) Charter of Riverbridge Community Homeowner's Association, Inc. of record in Instrument Number 20030218-0020998; (7) Storm Water Detention Agreement of record in Instrument Number 20021217-0155374, and Instrument No. 20031106-0163291; (8) Easement and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244; (9) Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 415, and Instrument No. 20080905-0091117; (10) Easement for ingress and egress to cemetery retained in Deed of record in Instrument Number 20020912-0110994: (11) Grant of Easement to Comcast of Nashville, LLC of record in Instrument Number 20121114-0104692; (12) Deed of Easement of record in Instrument Number 20090508-0042536; (13) Subject to rights of others in and to the common areas and/or elements; (14) All visible easements; (15) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4408 Kirkbrook, Nashville, TN 37221.**

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.

Witness my hand this the first day of April, 2021.

Amanda Ances

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 **Amanda Ances,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the first day of April, 2021.

My Commission expires: 1-2-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 2, 2022

My Commission Expires: 1-2-2022.