Karen Johnson Davidson County
Batch# 611158 DEEDWARR
04/09/2021 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20210409-0047254

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-1670

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of April, 2021

Notary Public

Commission Expires: 1/19/2022

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michelle Lynn Robins 241 Wiley Street Madison, TN 37115	Primary Residential Mortgage, Inc. 547 N Mt Juliet Rd., Ste 180 Mt. Juliet, TN 37122	043-05-0-200.00

WARRANTY DEED

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, I/WE,

Ian Ratliff, a single man and Matthew Wright, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Lynn Robins, a single 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:

Tract No. 1: Being Lot No. 20 of Block B on the Map of Overlook Estates as of record in Book 843, page 105, Register' s Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Said Lot No. 20 fronts 50 feet on the Northerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line.

Tract No. 2: Being the Easterly 1/2 of Tract 19, Block B of Overlook Estates Subdivision of record in Book 843, page 105, Register' s Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof. Being the same property conveyed to Dylan Williams by Warranty Deed from Benny

R. Rigby, Jr. and wife, Susan N. Rigby of record in Instrument No. 20200818-0092804 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 18, 2020. (Value of consideration shown in aforementioned deed $62,500.00.)

Being the same property conveyed to Matthew Wright and Ian Ratliff, as tenants in common by Warranty Deed from Dylan Williams, single of record in Instrument No. 20201014-0119104 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 14, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 241 Wiley Street, Madison, TN 37115

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 so 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.

(Signature Page Follows)

(Signature Page)

Dated this the 6th day of April, 2021.

Ian Ratliff

Matthew Wright

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ian Ratliff and Matthew Wright** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 6th day of April, 2021.



Notary Public
My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

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

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021