Karen Johnson Davidson County
Batch# 613911 DEEDWARR
04/13/2021 11:16:00 AM 2 pgs
Fees: $13.00 Taxes: $899.10
20210413-0049051

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Virginia Ridgers Trustee	new owner	Parcel ID: 161 11 0A 200.00
(NAME)	(NAME)	
457 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eduardo Fernandes Correia and Maria Das Gracas Correia, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Virginia Ridgers, Trustee, Virginia Ridgers 2021 Trust dated 3/29/2021,**, 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 Unit No. 200 on the Plan of Final Plat Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 4675, Page 9, as revised in Plat Book 9700, Page 846, 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 Eduardo Fernandes Correia and Maria Das Gracas Correia, husband and wife, by Warranty Deed from Jack P. Kennedy, married, of record in Instrument No. 20190624-0060952, in the Register's Office of Davidson County, Tennessee, dated June 20, 2019 and recorded on June 24, 2019.

Being the same property conveyed to Jack P. Kennedy, by Warranty Deed from Lauren E. Roman, unmarried, of record in Instrument No. 20070806-0093002, in the Register's Office of Davidson County, Tennessee, dated July 23, 2007 and recorded on August 06, 2007.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 457 Huntington Ridge Drive, Nashville, TN 37211

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0n38-INC-21455

Witness our hands this 03 day of April, 2021

Eduardo Fernandes Correia

Maria Das Gracas Correia by Eduardo Fernandes Correia as Attorney-in-Fact

Maria Das Gracas Correia By Eduardo Fernandes Correia
as Attorney in Fact

STATE OF FLORIDA

COUNTY OF Lake

I, the undersigned, a Notary Public for the County of Lake and State of Florida, do hereby certify that Eduardo Fernandes Correia personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of April, 2021.

Jennifer R. Johnson
Notary Public

My Commission Expires: 08/29/23

JENNIFER R JOHNSON
Commission #GG909287
My Commission Expires
August 29, 2023

(SEAL)

STATE OF FLORIDA

COUNTY OF Lake

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Eduardo Fernandes Correia, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maria Das Gracas Correia, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Maria Das Gracas Correia, for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2021.

Jennifer R. Johnson
Notary Public

My Commission Expires: 08/29/23

JENNIFER R JOHNSON
Commission #GG909287
My Commission Expires
August 29, 2023

(SEAL)