Karen Johnson Davidson County
Batch# 646071 DEEDWARR
05/28/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $855.07
20210528-0072578

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $231,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~25th~~ 27th day of May, 2021.

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC

My commission expires: 03/01/2025

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:
Rachael Susan Venchus	New Owner	161-11-0A-169.00 CO
(NAME)	(NAME)	
320 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

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 **Monica Lynn Leversay, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rachael Susan Venchus, an unmarried woman**, 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(s) 169, as shown on the map entitled Final Plat, Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 4675, page 9, revised in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MONICA LYNN LEVERSAY, AN UNMARRIED WOMAN, by deed from MICHAEL L. SCHULTE AND WIFE, RACHAEL R. SCHULTE, of record in Instrument No. 20190919-0095163, dated September 12, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 320 Huntington Ridge Drive, 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.

Witness our hands this 25th day of May, 2021.

Monica Lynn Leversay

STATE OF Michigan
COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monica Lynn Leversay, 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 25th day of May, 2021.

Notary Public
My Commission Expires:

JACK VERHIL
Notary Public - State of Michigan
Kent County
My Commission Expires 5/21/2026

JACK VERHIL NOTARY PUBLIC KENT COUNTY STATE OF MICHIGAN MY COMMISSION EXPIRES 05-21-2026

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

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

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY