Karen Johnson Davidson County
Batch# 650045 DEEDWARR
06/04/2021 02:26:03 PM 2 pgs
Fees: $13.00 Taxes: $1,983.20

20210604-0075363

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $536,000.00.

Amandakaristai
Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2021.

Megan Paulus
Notary Public

My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SB-P-21-212

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Karistai Amanda Karistai	New Owner(s)	084-14-0-023.00
212 Bermuda Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CEDAR + STONE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL KARISTAI AND AMANDA KARISTAI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

RYAN RICHELLE

LAND in Davidson County, Tennessee, being Lot No. 95 as shown on Map of Donelson Meadows, Section Two, of record in Plat Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 184.5 feet on the westerly side of Bermuda Drive and runs back 279.3 feet on the northerly line and 280.9 feet on the southerly line, to a dead line measuring 122.5 feet thereon.

Being the same property conveyed to Nancy Jane Snapp by Quitclaim deed from W. B. Snapp and Katherine Young Snapp, his wife of record in Book 10339, page 319, Register's Office for Davidson County, Tennessee, dated March 06, 1973 and recorded on February 04, 1997.

Being the same property transferred to Betty Mae Uhles, next of kin under law of intestate succession, by Heirship Affidavit in compliance with TN Code 30-2-712 in reference to the intestate Estate of Nancy Jane Snapp, deceased and recorded in Instrument Number 20200615-0060601, Register's Office of Davidson County, Tennessee.

Being the same property transferred to Roger Uhles, surviving spouse and next of kin under law of intestate succession, by Heirship Affidavit in compliance with TN Code 30-2-712 in reference to the intestate Estate of Betty Mae Uhles, deceased and recorded in Instrument Number 20200923-0109298, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship recorded on January 21, 2021, in Instrument no. 20210121-0009230.

Being the same property conveyed to Cedar Stone Homes, LLC by Warranty deed from Roger Uhles, unmarried of record in Instrument No. 20210121-0009231 Register's Office for Davidson County, Tennessee, dated January 20, 2021 and recorded on January 21, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 212 Bermuda Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2021.

Cedar + ~~Stone Homes LLC~~, a Tennessee Limited Liability Company

By: _____
Taylor Perry, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor Perry, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Cedar + Stone Homes LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2021.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025