Karen Johnson Davidson County
Batch# 652234 DEEDWARR
06/09/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210609-0077090

WARRANTY DEED

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Hartman, a single man	Better Mortgage Corporation	Map: 08414002500
(NAME) 220 Bermuda Drive	(NAME) PO Box 650094	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75265-0094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARK SASSAMAN AND DAVID SASSAMAN, CO-TRUSTEES OF THE MARY J. SASSAMAN REVOCABLE LIVING TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN HARTMAN, A SINGLE MAN,

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. 97 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County.

Said Lot No. 97 fronts 237.98 feet on the westerly side of Bermuda Drive and runs back 277.3 feet on the northerly line and 251.6 feet on the southerly line to a dead line, measuring 71.3 feet thereon.

Being part of the same property conveyed to Mary J. Sassaman Revocable Trust, by Quitclaim Deed from Mary J. Sassaman, of record in Instrument No. 20111013-0079725, dated October 12, 2011, said Register's Office. See also Warranty Deed of record in Book 3575, Page 543, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Pages 100 and 101, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4921, Page 184, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2283, Page 361, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 220 Bermuda Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 4th day of June, 2021, and this 3rd day of June, 2021.

Mary J. Sassaman Revocable Living Trust

BY: _____
Mark Sassaman
Co-Trustee

BY: _____
David Sassaman
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Sassaman, Co-Trustee of the Mary J. Sassaman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustee, of the Mary J. Sassaman Revocable Living Trust, and that he/she as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Mark Sassaman, as Co-Trustee.

Witness my hand and official seal this 4th day of June, 2021.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Sassaman, Co-Trustee of the Mary J. Sassaman Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustee, of the Mary J. Sassaman Revocable Living Trust, and that he/she as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of David Sassaman, as Co-Trustee.

Witness my hand and official seal this 3 day of June, 2021.

My commission expires: 01/27/2024

_____
Notary Public

MICHELLE GONZALES
NOTARY PUBLIC - STATE OF TEXAS
ID # 12852722-7
COMM. EXP. 01-27-2024

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.