Karen Johnson Davidson County
Batch# 652298 DEEDWARR
06/09/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210609-0077179

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/05/25
(AFFIX SEAL)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH21-01447

Address of New Owner:	Send Tax Bills to:	Tax Information:
ASD Investments, LLC 2056 Hickory Brook Dr. Hermitage, TN 37076	ASD Investments, LLC 2056 Hickory Brook Dr. Hermitage, TN 37076	091-13-0-023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip Ormsby and Vanessa Ormsby, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ASD Investments, LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantees, their successors 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. 14 of Block E, on the plan of Crolywood Subdivision Section II, as shown by plat of record in Book 1130, Page 100, 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 Christopher A. Rye and wife, Jeanie M. Rye by deed from Charles M. Brown and wife, Brenda Brown, dated October 26, 1984, recorded October 30, 1984, of record in Book 6414, Page 157, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Philip Ormsby Vanessa Ormsby, husband and wife by deed from Christopher A. Rye and wife, Jeanie M. Rye, dated April 12, 2019, recorded April 15, 2019, of record in Instrument No. 20190415-0034205, as corrected to reflect grantees name to Philip Ormsby and Vanessa Ormsby, husband and wife by Scrivener's Affidavit of record in Instrument No. 20200205-0013625, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6317 Alamo Place, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 3rd day of June, 2021

Philip Ormsby

Vanessa Ormsby

Vanessa Ormsby

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of June, 2021, before me personally appeared Philip Ormsby and Vanessa Ormsby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

Notary Public
My Commission Expires: 05/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy of Certification

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Seth Dearinger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM

Emily Crowder, Notary Public

My Commission Expires on 8/20/24