Karen Johnson Davidson County
Batch# 656760 DEEDWARR
06/15/2021 10:03:09 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20210615-0080301

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$360,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF June,2021.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

BOX 10-A

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Ashton Montgomery Tidwell William Tidwell 5308 Village Road Nashville, Tennessee 37211	Same	MAP 161 GROUP 10 0B PARCEL 138.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert D Suttles and Tiffany F Suttles, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ashton Montgomery Tidwell and William Tidwell, wife and husband

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. 137 on the Plan of Villages of Brentwood, Phase Ten-A, of record in Book 7900, Page 313, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Suttles and Tiffany F. Suttles, husband and wife, by Warranty Deed from Atef Ebrhim, dated April 8, 2016 and filed of record in Instrument No. 20160412-0034875, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5308 Village Road, Nashville, Tennessee 37211**.

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 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 my hand and official seal at office this 14th day of June, 2021.

Robert D Suttles

Tiffany F Suttles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert D Suttles and Tiffany F Suttles, with whom I am personally acquainted, (or who 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, at office, this 14th day of June, 2021.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027