Name and Address of New Owner:
Ryan Burry and Alison Ramonat
1725 7th Ave. B
Nashville, TN 37208

Send Tax Bills To:
Ryan Burry and Alison Ramonat
1725 7th Ave. B
Nashville, TN 37208

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
117 East Main Street
Murfreesboro, TN 37130

Map & Parcel No: 081-08-4Q-002.00-CO

Karen Johnson Davidson County
Batch# 656947 DEEDWARR
06/15/2021 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20210615-0080575

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alissa Leigh Griesmer, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Burry and Alison Ramonat, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. Unit No. B on the Plan of 1725 7th Avenue North Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements) of record in Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions at Instrument No. 20151209-0124028, 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 Alissa Leigh Griesmer, married by Warranty deed from L and H Building Group LLC, a Tennessee limited liability company of record in Instrument No. 20170509-0046113 Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 09, 2017. (Value of consideration shown in aforementioned deed $545,000.00.) Being also known as 1725 7th Avenue North B Nashville, Tennessee 37208.

Derek Schartung, husband of Alissa Leigh Griesmer, does hereby join in the execution of this Warranty Deed for the purpose of relinquishing any and all marital rights he has to the property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2021.

Alissa Leigh Griesmer

Derek Schartung

STATE OF South Carolina
COUNTY OF Horry

On this 11th day of June, 2021, before me personally appeared Alissa Leigh Griesmer and Derek Schartung, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2021.

LaShelle C. Pittman NOTARY PUBLIC STATE OF SOUTH CAROLINA MY COMM. EXPIRES 09/24/2029

Notary Signature
My commission expires:
24th Sept 2029

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

RACHEL BROWN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Sworn to and subscribed before me this 11th day of June, 2021.

Notary Public
My commission expires: July 15, 2023
File No. 2021-05-204

True Copy Certification

I, Rachel Brown, 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.

Rachel Brown

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Chris Swann, a notary public for this county and state, Rachel Brown 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: 10/22/23

