Karen Johnson Davidson County
Batch# 663048 DEEDWARR
06/23/2021 10:47:14 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20210623-0084701

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-1053

STATE OF TENNESSE
COUNTY OF WILLIAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madeline Ivy Row		095-05-0A-045.00-CO
(NAME)	(NAME)	
2125 Farley Place	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-2411		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Scheree L. Rahn, unmarried and Angelyse I. Stanford, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madeline Ivy Row, an unmarried woman**, 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. 45 on the Plan of Belle Acres, Section One of record in Plat Book 5200, Page 144, corrected in Book 5412, Page 771, 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 Scheree L. Rahn, unmarried by Warranty deed from Bernard N. Fiscu and wife, Irina Fiscu of record in Instrument No. 20050701-0076249 Register's Office for Davidson County, Tennessee, dated June 29, 2005 and recorded on July 01, 2005.

Being the same property conveyed to Scheree L. Rahn, unmarried, and Angelyse I. Stanford, a married woman by Quitclaim deed from Michael J. Philbin of record in Instrument No. 20060607-0067297 Register's Office for Davidson County, Tennessee, dated June 06, 2006 and recorded on June 07, 2006.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 144, and corrected by Surveyor's Certificate in Book 5412, Page 771, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5408, Page 360, Register's Office for Davidson County, Tennessee. Subject to a TVA Transmission Line of record in Book 5200, Page 144, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance for Water and Sewerage Services of record in Book 5383, Page 233, Book 5383, Page 228, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to Homeowners Association for Recreation and Open Area of record in Book 5477, Page 449, in the Register's Office for Davidson County, Tennessee. Agreement for Maintenance and Architectural Control of record in Book 5799, Page 846 and Book 5768, Page 397, in the Register's Office for Davidson County,

Tennessee. ROW of Meadow Cliff Drive. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 2125 Farley Place, Nashville, TN 37210-2411
(House Number) (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 my/our hand(s) this 22nd DAY OF JUNE, 2021.

Scheree L. Rahn

Angelyse I. Stanford

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Scheree L. Rahn and Angelyse I. Stanford**, with whom I am personally acquainted (or 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 and official seal at office, this 22nd day of June, 2021.

Notary Public
My commission expires: 4/24/2023

