Karen Johnson Davidson County
Batch# 665138 DEEDWARR
06/25/2021 12:42:49 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20210625-0086586

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $876,000.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2021.

Notary Public

My commission expires: 7/9/24

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Ritter and Peyton Goodie	TRIUMPH BANK ~~New Owner(s)~~	083-10-0-213.00
1613 Holly Street	33 Music Sq W #110B	
Nashville, TN 37206	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TARA TIEMAN, FORMERLY KNOWN AS TARA R. ERTISCHEK,, A MARRIED WOMAN, AND DAVID TIEMAN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL RITTER AND PEYTON GOODIE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, being the Southerly 107 feet of Lot No. 2 and the Easterly 12 1/2 feet of the Southerly 107 feet of Lot No. 1 plan of Lockeland, Chadwell Home Place, in East Nashville, as of record in Book 57, 135, page said Register's Office.

Said Parts of Lots No. 1 and 2 front together 691/2 feet on the Northerly side of Holly Street and run back between parallel lines 107 feet to a dead line.

Being the same property conveyed to Tara R. Ertischek by Warranty deed from Ronda Sue Landers and Traci Lynn Oliver, tenants in common with right of survivorship, both single of record in Instrument No. 20030423-0054473 Register's Office for Davidson County, Tennessee, dated April 17, 2003 and recorded on April 23, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1613 Holly Street, Nashville, TN 37206, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2021.

Tara Tieman FKA Tara R. Ertischek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tara Tieman and David Tieman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, ~~2021~~.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

David Tieman, spouse of Tara Tieman FKA Tara R. Ertischek, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24TH day of June, 2021.

David Tieman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Tieman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24TH day of June, 2021.

Notary Public

My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025