WARRANTY DEED

Karen Johnson Davidson County
Batch# 669733 DEEDWARR
07/01/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,301.40
20210701-0089408

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings LLC	Same	12906003800
(NAME)	(NAME)	
6640 Clearbrook Dr	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Edward Madison Richey and Lynda Annette Richey Molteni, Devisees under the Last Will and Testament of F. Jeanette Richey, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Music City Holdings LLC, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 112 on the Plan of West Mende Park, Inc., Section I, as of record in Book 2900, Page 103 and 104, Register's Office for said County.

Said Lot No. 112 fronts 224 feet on the southwesterly side of Clearbook Drive, and runs back 219 feet on the northwesterly line and 162.6 feet on the southeasterly line, to a deed line in the rear, on which it measures 202 feet.

Being the same property conveyed to James E. Richey and wife, F. Jeanette Richey by Deed from George Gianikas and wife, Mary Ellen Gianikas, dated 07/06/1961 and recorded 07/06/1961 of record in Book 3251, Page 17, Register's Office for Davidson County, Tennessee.

The said James E. Richey died on March 14, 1976, leaving the said F. Jeanette Richey the sole surviving tenant by the entirety.

The said F. Jeanette Richey died testate on 07/24/2020, devising subject property to Edward Madison Richey and Lynda Annette Richey Molteni,, as evidenced in Docket No. 20P1321, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6640 Clearbrook Drive, Nashville, TN 37205
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of June, 2021.

Edward Madison Richey

Lynda Annette Richey Molteni

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Madison Richey and Lynda Annette Richey Molteni, Devisees under the Last Will and Testament of F. Jeanette Richey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2021.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021.

Date

Affiant Signature

7/1/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

