Karen Johnson Davidson County
Batch# 677659 DEEDWARR
07/15/2021 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,376.25
20210715-0095376

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $912,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 6, 2023

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021060166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Tibbs and Felicia Tibbs	Brian Tibbs and Felicia Tibbs	
(NAME) 1205B Noelton Ave	(NAME) C/o Cross Country Mortgage LLC 6850 Miller Road	117-12 I-002.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 Dollars ($912,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WAYNE JOSEPH RILEY AND CHARLENE RILEY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN TIBBS AND FELICIA TIBBS, 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 being located in Davidson County, Tennessee, Being Unit B, 1205 Noelton Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20140306-0019106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to WAYNE JOSEPH RILEY AND CHARLENE MARIE DEWEY RILEY, HUSBAND AND WIFE, by deed from FLOYD L. DEPALMA, JR., UNMARRIED, of record as Instrument No. 20170505-0044943, dated May 3, 2017, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1205B Noelton Ave, Nashville, TN 37215
(House No.) (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.

Executed by our hands this 1st day of July 2021.

Wayne Joseph Riley by Charlene Dewey Riley as Attorney in Fact by POA

Wayne Joseph Riley by Charlene Dewey Riley as Attorney in Fact by POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before Me, Maxine J. Rucker, a Notary Public for the above State and County, before me personally appeared Charlene Dewey Riley, as Attorney in Fact for Wayne Joseph Riley to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed as such Attorney in Fact.

Witness my hand and official seal at Davidson County, Tennessee this 1st day of July 2021

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Notary Public

Executed by our hands this 1st day of July 2021.

Charlene Dewey Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before Me, Maxine J. Rucker, a Notary Public for the above State and County before me personally appeared Charlene Dewey Riley, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 1st day of July 2021.

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES 11-6-2023

Notary Public

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023