Karen Johnson Davidson County
Batch# 680783 DEEDWARR
07/21/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210721-0097896

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635965**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2021. Notary Public My Commission Expires: 5.14.2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: John Thomas Mulloy 6327 Percy Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew C. Ribble and Tessa H. Ribble, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Thomas Mulloy, unmarried, and Anna Claire Hoffman, unmarried, as Tenants in Common with Right of Survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 203, as shown on the map entitled Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW C. RIBBLE AND WIFE, TESSA H. RIBBLE, by deed from JOSEPH H. GILMORE, JR., EXECUTOR AND MARY JULIA STARR, EXECUTOR, THE PERSONAL REPRESENTATIVES OF THE ESTATE OF MARGARET GILMORE, of record in Instrument No. 20100921-0074951 , dated September 15, 2010 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 129-11-0-069.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14, said Register's Office.

This is improved property located at 6327 Percy Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2021.

Matthew C. Ribble

Tessa H. Ribble

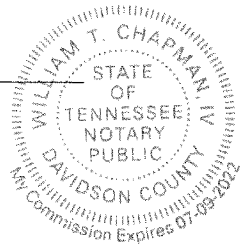
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew C. Ribble and Tessa H. Ribble, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2021.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 7-16-2021.

Lori Patterson

Affiant

Date: July 19, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of July, 2021.

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Notary Public

My Commission Expires: 5/14/2025

