WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 684410 DEEDWARR
07/27/2021 10:42:22 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210727-0100611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 Day July 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(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
Valerie Claire Bodrey	owner	129-04-0-080.00
(NAME)	(NAME)	
5923 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **Corrienne Rich and Raymond N Rich Jr., wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Valerie Claire Bodrey, unmarried woman,** 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:

Being Lot No. 17 on a unrecorded Map of Bransford and Althauser's Subdivision of Lot No. A-2, Highlands of BelleMeade No. 2, of record in Plat Book 843, page 18, Register's Office for said County, and described according to asurvey made by Blanchard and Parrish, Engineers, in November 1039, as follows:

Beginning at a point on the Easterly margin of Old Harding Road, 940 feet Northeast of the North intersection of Old Harding Road and the Memphis-Bristol Highway, and being the common corner of Lots 16 and 17, on said unrecordedplan; thence in a Southwesterly direction along the line between said lots 329 feet to the Westerly margin of the Memphis-Bristol Highway; thence along the margin of said Highway, South 52 degrees 27 feet West 106 feet to a pointat the common corner of Lots 17 and 18 on said Plan; thence with the line between said lots Northwesterly 293.8 feet to a stake in the Easterly margin of Old Harding Road; thence along the Easterly margin of said Road, North 33degrees 13 feet east 100 feet to the point of beginning.

Being the same property conveyed to Corrienne Rich and Raymond N. Rich, Jr., wife and husband by Warranty Deed dated 05/18/2017 from Hester Marie Mangrum, a widow of record in Instrument 201705240051564, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per Plat Book 843, Page 18, Register'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 ☒ 5923 Old Harding Pike, 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 26th Day July 2021 .

Corrienne Rich
Corrienne Rich

Raymond N. Rich Jr.
Raymond N. Rich Jr.

State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Corrienne Rich 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 22nd day July 2021.

Notary Public
My Commission Expires: 03-26-2022

Ana Sofia Marquez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG201681
Expires 3/28/2022

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond N Rich Jr., 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 26th day July 2021.

Notary Public
My Commission Expires: February 20, 2025

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129