WARRANTY DEED

Karen Johnson Davidson County
Batch# 689299 DEEDWARR
08/03/2021 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210803-0104113

STATE OF Tennessee SS
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Megan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF July, 2021.

Bethany Scott
Notary Public

MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Donald Rister	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	Legacy Mutual Mortgage (NAME)	
525 Cinnamon Place (ADDRESS)	3503 Pleasanes Pkwy (ADDRESS)	181010A16800
Nashville TN 37211 (CITY) (STATE) (ZIP)	San Antonio TX 78231 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chanese R. Witcher, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Rister** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Sugar Valley, Section 5, a planned unit development, of record in Plat at Instrument No. 20001204-0118880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brenda Carter, unmarried by Warranty deed from Yazdian Construction Inc., a Tennessee Corporation of record in Instrument No. 20030716-0099673 Register's Office for Davidson County, Tennessee, dated July 03, 2003 and recorded on July 16, 2003. (Value of consideration shown in aforementioned deed $218,900.00.)

Being the same property conveyed to Chanese R. Witcher and Tommie D. Carter by Quitclaim deed from Brenda Carter of record in Instrument No. 20210105-0001604 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on January 05, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Chanese R. Witcher by Quitclaim deed from Tommie D. Carter of record in Instrument No. 20210113-0006139 Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 13, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 525 Cinnamon Pl Nashville, TN 37211
(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 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.

Witness my hand this 29 day of July, 2021.

Chanese R. Witcher

SEE ATTACHED NOTARIZED DOCUMENT

STATE OF California
COUNTY OF San Bernardino

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Chanese R. Witcher**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2021.

Notary Public
My Commission Expires: 02/28/2024

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On 07/29/2021 before me, Sandra Gutierrez, Notary public
(insert name and title of the officer)

personally appeared Chanese R. Whitcher,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SANDRA GUTIERREZ
COMM. #2322560
Notary Public - California
San Bernardino COUNTY
My Comm. Exp. Feb. 28, 2024

Signature _____ (Seal)

SEE ATTACHED
NOTARIZED DOCUMENT

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 7-29-2021.

Date

Affiant Signature

7-29-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29TH day of JULY, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON