Karen Johnson Davidson County
Batch# 702067 DEEDWARR
08/20/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20210820-0112960

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $765,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2021.

Notary Public

My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Casey Smiley **John Rissell**	**New Owner**	**10415041500**
2705 Woodlawn Drive		
Nashville, TN 37212		

FOR AND IN 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 ACKNOWLEDGE, WE,

Tim Richardson and wife, Rita M. Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Casey Smiley and John Rissell, Tenants in Common with Rights of Survivorship

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 in Davidson County, Tennessee, being Lot No. 3 on the Map showing Subdivision of Lots 12, 13, 14 and 15 on the Plan of Belair, of record in Book 547, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tim Richardson and wife, Rita M. Richardson by Quitclaim Deed from Henry A. Morgan and wife, Maria Morgan dated June 16, 2000, of record in Instrument No. 20000630-0065164 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tim and Rita M. Richardson by Quitclaim Deed from Henry A. Morgan and Maria Morgan dated December 29, 1999, of record in Instrument No. 19991230-0309064 Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to Tim Richardson and wife, Rita M. Richardson and Henry A. Morgan and wife, Maria Morgan by Warranty Deed from Jerry W. Fitch and Virginia Barksdale and John Edward Fitch and wife, Freddie Fitch dated June 10, 1992, of record in Book 8652, Page 484 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2705 Woodlawn Drive, Nashville, TN 37212.

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 in 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/our hand(s) this 18th day of August, 2021.

Tim Richardson

Rita M. Richardson

Rita M. Richardson

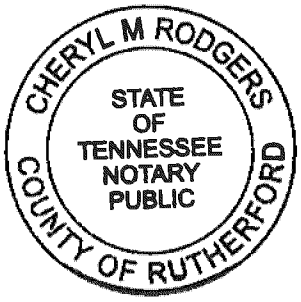
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Tim Richardson and Rita M. Richardson,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2021.

Notary Public

My Commission Expires: 11-20-2023



HE2021-0162

Tennessee Certification of Electronic Document

I, Sarah Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 8/18/2021 (date of document).

Affiant Signature

8/18/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON