Karen Johnson Davidson County
Batch# 710981 DEEDWARR
09/07/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $720.39
20210907-0119629

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5568

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31 day of August, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Riggins Group LLC 1246 Apache Lane Nashville, TN 37115	NEW OWNER	034-13-0-238.00 and 034-13-0-239.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Mary Jo Puryear Valle, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Riggins Group LLC, a Tennessee Limited Liability Company

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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Edgemeade Farm, as of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 80 feet on the southerly side of Edgemeade Drive and runs back between lines 113.6 feet on the westerly side and 87 feet on the easterly side to a line in the rear on which is measures 52.8 feet thereon.

Tract 2:
Land in Davidson County, Tennessee, being a tract marked Reserved Parcel "B" on the Plan of Edgemeade Farm as of record in Book 3600, page 69, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Edgemeade Drive at the northeast corner of Lot No. 19 on said Plan; thence southwesterly along the easterly margin of Lot No. 19, 87 feet to a point; thence westerly 98.2 feet to a point; thence S 85 deg. 35' E. 136.9 feet to a point; thence N 4 deg. 45' E. 98.7 feet to a point in the southerly margin of Edgemeade Drive; thence westerly along the southerly margin of said Edgemeade Drive 3.9 feet to the point of beginning.

Being the same property conveyed to Mary Jo Valle, an unmarried person by Warranty Deed from Russell Collie of record in Instrument No. 20060524-0060851 Register's Office for Davidson County, Tennessee, dated May 22, 2006 and recorded on May 24, 2006. (Value of consideration shown in aforementioned deed $75,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **246 Edgemeade Drive, Madison, TN 37115.**

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 so 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.

Dated this the 17 day of August, 2021.

Daniel Dean Valle ATTORNEY-IN-FACT

Mary Jo Puryear Valle by Daniel Dean Valle, her Attorney-In-Fact

STATE OF Maryland COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel Dean Valle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Mary Jo Puryear Valle and that he is authorized by Mary Jo Puryear Valle to execute this instrument on his/her behalf.

Witness my hand and official seal at this 17th day of August, 2021.

Arika Chelsea Seymour
Notary Public - Maryland
Montgomery County
My Commission Expires Feb. 20, 2022

Notary Public
My Commission Expires: 02/20/2022

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/17/21.

Affiant Signature

9/1/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/1/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON