Karen Johnson Davidson County
Batch# 712241 DEEDWARR
09/09/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20210909-0120785

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $341,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of September, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hanson & Associates, P.C. 2939 Percheron Drive Fort Collins, CO 80525	New Owner	032-09-0B 011.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE E. LANGSTON AND CONSTANCE ERNELLE RIDDLE, both unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HANSON & ASSOCIATES, P.C., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Quail Ridge, Phase One, Section Seven, as recorded in Instrument No. 20060627-0076568, 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 Jason Corey Riddle, Grandson, Constance Ernelle Riddle, grandmother, by deed dated 06/29/2007, from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, of record in Instrument No. 20070703-0079627, Register's Office for said County. The said Jason Corey Riddle having since died on April 19, 2016 and his heir at law having been named Katherine E. Langston in Probate Case No. 16P1359 in the Probate Court for Davidson County, Tennessee, and in Affidavit of Heirship of record in Instrument No. 202109090120783, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4948 Indian Summer, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 3rd day of September, 2021.

Katherine E. Langston

Constance Ernelle Riddle By Katherine E Langston
Constance Ernelle Riddle by Katherine E. Langston, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Katherine E. Langston**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of September, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared **Katherine E. Langston** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Constance Ernelle Riddle, by Specific Power of Attorney dated August 27, 2021, and who acknowledged that he executed the same as the free act and deed of Constance Ernelle Riddle.

Witness my hand and official seal this 3rd day of September, 2021.

My Commission Expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on September 7,. 2021

Affiant Signature

September 7, 2021

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY