Karen Johnson Davidson County
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Fees: $23.00 Taxes: $814.00
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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36535-08-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $220,000.00.<br>Affiant<br>Subscribed and sworn to before me this 2nd day of September, 2021.<br>Notary Public<br>My Commission Expires: 3/6/24 |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| | | |
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| **Address New Owner:**<br>Nicholas Tataryn,<br>Emily Rose Tataryn<br>2705 Edge-O-Lake Drive<br>Nashville, TN 37217 | **Send Tax Bills To:**<br>F & M Bank<br>10 Cadillac Dr., STE 100<br>Brentwood, TN 37040 | **Tax Information:**<br>Map and Parcel No.:<br>14904003100 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Sue Addington, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Tataryn and Emily Rose Tataryn, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2705 Edge-O-Lake Drive, Nashville, TN 37217.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 2nd day of September, 2021.

Betty Sue Addington by
Vicky Tataryn her attorney-in-fact

Betty Sue Addington by Vicky Tataryn,
her 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, Vicky Tataryn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Betty Sue Addington, and she is authorized by Betty Sue Addington to execute this instrument on his/her behalf.

Witness my hand, at office, this 2nd day of September, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Section Two Edge-O-Lake Estates, as of record in Plat Book 3600, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Glenn F. Addington and wife, Betty Sue Addington by deed dated August 11, 1965 from O.W. Cooper and wife, Helen B. Cooper of record in Book 3923, page 472, Register's Office for Davidson County, Tennessee. (Consideration for this Transfer $16,300.00) The parties having since divorced. By Final Decree of record in Book 6007, page 85, Register's Office for Davidson County, Tennessee, subject property was divested out of Glenn F. Addington and vested solely in Betty Sue Addington.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14904003100.
2. All matters appearing on the Plan of record as Book 3600, page 72, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/2/2021 .

GEORGE E. MUDTER, JR.
Dated 9/2/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

