WARRANTY DEED

Karen Johnson Davidson County
Batch# 714725 DEEDWARR
09/13/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.87
20210913-0122191

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0550-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Edward Trost, a single man	Thomas Edward Trost, a single man	071-12-0-276.00
(NAME) 918 Ward St	(NAME) 918 Ward St	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand One Hundred And No/100 Dollars ($415,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY RONAN AND ASHLEY ELIZABETH POND, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS EDWARD TROST, A SINGLE MAN,** 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 the Easterly 60 feet of Lot No. 53 on the Map of T. I. Ward Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42- 43-44-45-46-47-48 and 49, in Williams and Hayes Company Belleview Plan, of record in Plat Book 974, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 60 feet on the Southerly side of Ward Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Timothy Ronan, unmarried man by Warranty deed from Brit Prop LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160930-0103152 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 30, 2016.

This is:

unimproved ☐

improved ☒ property, known as 918 Ward St, Nashville, TN 37207

(House No.) (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 our hands this 8th day of September, 2021.

Timothy Ronan

Ashley Elizabeth Pond by Timothy Ronan, Attorney-In-Fact

Ashley Elizabeth Pond by Timothy Ronan,
Attorney-In-Fact

State of Tennessee
County of Davidson

On this 8th day of September, 2021, before me personally appeared Timothy Ronan and Ashley Elizabeth Pond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of September, 2021.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 8th day of September, 2021, before me personally appeared Timothy Ronan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ashley Elizabeth Pond acknowledged that such person executed the same as the free act and deed of Ashley Elizabeth Pond.

Witness my hand, at office, this 8th day of September, 2021.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/8/2021 (date of document).

Affiant Signature

9/9/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9 day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

