WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 719492 **DEEDWARR**
09/20/2021 09:17:31 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20210920-0125684

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Wrigley	New Owner	
(NAME)	(NAME)	
4009 Utah Avenue	Same	103-04-0L-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SAMANTHA D. RICHTER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN WRIGLEY, AN UNMARRIED 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 Unit No. 2 on the Plan of Utah Avenue Townhomes, a Horizontal Property Regime created under Tenn. Code Ann. 66-27-101 et. seq., as amended and as established by Covenants, Conditions and Restrictions of record in Instrument No. 20091125-0108519, as amended in Instrument No. 20091208-0112281, Instrument No. 20100119-0004252, Instrument No. 20100119-0004515, Instrument No. 20100928-0077207; Instrument No. 20100928-0077243, and Instrument No. 20101026-0085680, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said lot as set forth in said Covenants, Conditions and Restrictions. Reference is hereby made to the plat of Utah Avenue Townhomes as shown on Exhibit "B" to the Covenants, Conditions and Restrictions, of record as aforementioned, said Register's Office, for a more complete indentification and description of said unit.

Being the same property conveyed to Samantha D. Richter, unmarried by Warranty deed from Stewart M. Bond, unmarried and Daniel J. Rodas, unmarried of record in Instrument No. 20120727-0066394 Register's Office for Davidson County, Tennessee, dated July 26, 2012 and recorded on July 27, 2012. Being also known as 4009 Utah Avenue 2 Nashville, Tennessee 37209.

Samantha D. Richter has since married. Jonathan Price joins in conveying this instrument, conveying any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4009 Utah Avenue, Nashville, TN 37209
(House Number) (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 lanc 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 hand this 17th day of September, 2021

SAMANTHA D. RICHTER

JONATHAN PRICE

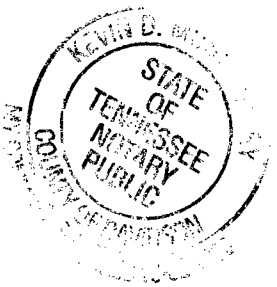
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samantha D. Richter and Jonathan Price, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:



Notary Public