Karen Johnson Davidson County
Batch# 720061 DEEDWARR
09/20/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210920-0125952

Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-13715-MC

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210836901**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2021.

Notary Public
My Commission Expires: 3-6-2024

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Tyler Jeffrey Scott and Ashley Blair Bonifield<br>511 9th Street South<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>082-16-0-409.00 |

**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, **Clifford H. Raynes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Jeffrey Scott, an unmarried man and Ashley Blair Bonifield, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Plan of Confederate Hill Lots, of record in Plat Book 57, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CLIFFORD H. RAYNES, by deed from ASHLEY E. SETTLE NKA ASHLEY E. SETTLE WEINGARTNER, of record in Instrument No. 20180305-0020389 , dated March 2, 2018 , said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 082-16-0-409.00.

Matters shown on the Plan of record in Plat Book 57, page 32, said Register's Office.

This is improved property located at 511 9th Street South Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15 ~~16~~th day of September, 2021.

Clifford H. Raynes

STATE OF California )
COUNTY OF San Francisco )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifford H. Raynes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th PN ~~16~~th day of September, 2021.

Notary Public

PABITRA NEUPANE
Notary Public - California
Contra Costa County
Commission # 2350076
My Comm. Expires Mar 3, 2025

My Commission Expires: 03/03/2025

## Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 16, 2021.

Affiant Signature

9/16/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of September 2021.

Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

