Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0VRES-21336

Karen Johnson Davidson County
Batch# 730841 DEEDWARR
10/06/2021 09:51:24 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13
20211006-0134137

Name and Address of New Owner:
Ryan Gilbreath Hart and Caitlin Hart
3361 Mimosa Dr.
Nash. TN. 37211

Send Tax Bills To:
InterLinc Mortgage Services, LLC
5875 N. Sam Houston Pkwy W ste 300
Houston. TX 77086
This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 133-07-0-176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Miles Gepner AKA Miles Nico Gepner and Anelia Rizzo AKA anelia Victoria Rizzo**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Gilbreath Hart and Caitlin Hart, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835 and Pages 137 through 138, inclusive, and amended in Book 2294, Page 315, in the 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 Miles Nico Gepner and Anelia Victoria Rizzo, husband and wife by Deed dated June 30, 2020 from Joshua Paul Barnes and Suzanne Nicole Barnes, husband and wife, recorded July 7, 2020, in Instrument Number 20200707-0073145, in the Official Records of Davidson County, Tennessee.

This is improved ( ) or unimproved ( ) property, known as: 3361 Mimosa Drive, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2021.

_____ (SEAL)
Miles Gepner

_____ (SEAL)
Anelia Rizzo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of September, 2021, before me personally appeared Miles Gepner and Anelia Rizzo, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2021.

_____
Notary Signature
My commission expires: 3/20/2022

MACY EDWARDS NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $374,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of September, 2021.

_____
Notary Public
My commission expires: 2/26/2025
File No. 2021-09-713

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY