39B

20211674R Karen Johnson Davidson County Batch# 731838 **DEEDWARR** 10/08/2021 10:27:39 AM 2 pgs Fees: $13.00 Taxes: $2,956.30 20211008-0135458	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $799,000.00. Affiant Subscribed and sworn to before me, this the 4th day of October, 2021. Lydia H Weaver Notary Public My commission expires: 7/9/22 LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Mitchell N. Tobin and Ruth Levitt	FirstBank	**104 05 0C 005.00**
3515A Richland Avenue	722 Columbia Ave	
Nashville, TN 37205	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joan A. Story, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitchell N. Tobin, unmarried man and Ruth Levitt,unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land located in Davidson County, Tennessee, being Unit No. 5 of Richland Square Condominium, being located and described as shown on Exhibit B on the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Richland Square Condominium, a Condominium Now To Be Known as Richland Square Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No 20200114-0004961, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Richard L. Oliver by Warranty deed from W. H. Eason, Trustee and W. H. Easton, Individually of record in Book 7997, page 970, Register's Office for Davidson County, Tennessee, dated November 30, 1989 and recorded on December 04, 1989.

Being the same property conveyed to Joan A. Story, an unmarried woman by Warranty deed from Richard L. Oliver of record in Instrument Number 20151228-0129602, Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 28, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (_) property known as 3515A Richland Avenue, Nashville, TN 37205.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 4th day of October, 2021:

Joan A. Story

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Joan A. Story, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 4th day of October, 2021.

My Commission Expires: 5/18/24

Notary Public

WILLIAMSON COUNTY RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC