Karen Johnson Davidson County
Batch# 735377 DEEDWARR
10/13/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20211013-0137360

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937318**	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 7th day of October, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Marina Suzanne Velez 2313 Riverside Drive Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ Legacy Home Loans LLC 4004 Hillsboro Pike #210B Nashville, TN 37215	**Tax Information:** **Tax Parcel ID No.** 072-07-0-271.00

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, **Peter Muller and Susan Patrick, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marina Suzanne Velez,** ("Grantee"), her 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 No. 68 on the plan of the subdivision of the R. M. Dudley 30-Acre Tract on Williams Ferry Road, described according to a survey made 10/14/1913 and further described according to a survey made by John R. Kohl, Ill, Tennessee Registered Surveyor No. 100, dated 6/23/78 as follows:

BEGINNING at a point on the easterly margin of Riverside Drive, formerly Riverside Boulevard, northwardly 192 feet, more or less, from the intersection of the easterly margin of Riverside Drive and the northerly margin of McGavock Pike, at the northwesterly corner of the property conveyed to W.O. Crews, et ux, by deed from S.P. Holt, et ux, of record in Book 1344, Page 635, Register' s Office for said County, being Lot No. 69, said plan, thence with the northerly line of Lot No.69, eastwardly 170 feet, more or less, to a point on the westerly margin of an alley; thence, with the westerly margin of said alley, northwardly 40 feet, more or less, to the southeasterly corner of the property conveyed to Ben H. Carden, et ux, by deed from Earnest W. Benz, Trustee, of record in Book 1148, Page 325, said Register' s Office; thence with Carden' s southerly property line, westwardly 170 feet, more or less, to a point on the easterly margin of Riverside Drive; thence with the easterly margin of Riverside Drive 80 feet, more or less, to the point of beginning.

Being the same property conveyed to PETER MULLER and SUSAN PATRICK, husband and wife, by deed from JIMMY PATTON, of record in Instrument No. 20150611-0055236, dated June 9, 2015, said Register's Office.

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. 072-07-0-271.00.

This is improved property located at 2313 Riverside Drive Nashville TN 37216

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 7th day of October, 2021.

Peter Muller

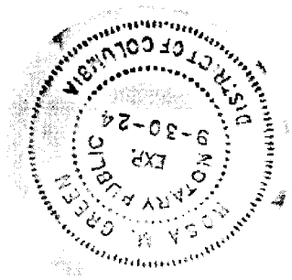
Susan Patrick

STATE OF District of Columbia
COUNTY OF City of Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter Muller and Susan Patrick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2021.

Notary Public



My Commission Expires: _____

ROSA M. GREEN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 30, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/11/2021 (date ~~of document~~).

Affiant Signature

October 11th, 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of October 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL