Karen Johnson Davidson County
Batch# 739702 DEEDWARR
10/20/2021 08:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211020-0140484

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Luke Rice and Rodney Rice 101 Lidgate Ter. Goodlettsville, TN 37072

Order Number: 11060-439681 Ref # 201279877

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Luke Rice, divorced and not remarried,** ~~**and Viviana Rice, divorced and not remarried**~~, for Ten and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Luke Rice, an unmarried man and Rodney Rice, an unmarried man**, whose address is 101 Lidgate Ter., Goodlettsville, TN 37072, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot No. 345, Phase 2, Section 3, Windsor Green, as shown on plat of record in Plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements of record in Book 4377, Page 94, in said Register's Office; and

All other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed

County Parcel number: 02607019200
Street address of property: 101 Lidgate Ter., Goodlettsville, TN 37072

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20181212-0120926 in the Recorder's Office, Davidson County, Tennessee. 202110200140483

Signed this 10 day of February, 2021.

Signature of Grantor (1 of 2) :

Luke Rice

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10 day of February, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Luke Rice, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Marc Arthur Joseph
Notary Public

MARC ARTHUR JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 13th day of February, 2021.

Signature of Grantor (2 of 2):

_____

Viviana Rice

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of _____, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Viviana Rice, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

202110200140484

County Parcel number: 02607019200
Street address of property: 101 Lidgate Ter., Goodlettsville, TN 37072

Oath of Consideration

I or we, Luke Rice, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10 day of February, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 10 day of February, 2021.

Marc Arthur Joseph
Notary Public

MARC ARTHUR JOSEPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Monica Cotto, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Monica Cotto

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Monica Cotto, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allyn Morgan - Notary's Signature

My Commission Expires: 06/23/2024

Notary Seal

NOTARY PUBLIC STATE OF TEXAS
ALLYN MORGAN
Notary ID #130657662
My Commission Expires
June 23, 2024