WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14369-AP

RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 740498 DEEDWARR
10/21/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211021-0141257

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $400,000.00.

Kathryn B Riddle
Affiant

Sworn to and subscribed before me this 18th day of October, 2021.

Notary Public

My Commission Expires: 11-6-2024

(SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Sidney Riddle and Kelsey Riddle 1996 Upland Dr. Nashville, TN 37216	New Owner	073-09-0-166.00

This Indenture is made on the 18th day of October, 2021, by and between **JOHN R. CULWELL AND WIFE, KATHY B. CULWELL** ("Grantor"), and **SIDNEY BISHOP RIDDLE AND KATHRYN B. RIDDLE, HUSBAND A WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 388 on the Plan of Section III, Burchwood Gardens of record in Plat Book 2900, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 388 fronts 80 feet on the southerly side upland Drive and extends back 178.83 feet on the easterly line and 179.85 feet on the westerly line to a dead line in the rear which it measures 80.01 feet.

Being the same property conveyed to John R. Culwell and wife, Kathy B. Culwell by Warranty deed from James L. Trainor and wife, Annie R. Trainor of record in Book 5256, page 782, Register's Office for Davidson County, Tennessee, dated February 24, 1978 and recorded on February 27, 1978.

This is improved property known as 1996 Upland Dr., Nashville, TN 37216.

This conveyance is being made subject to:

1. Real property taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 464, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3131, Page 464, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of October, 2021.

GRANTOR:

John R. Culwell

John R. Culwell

Kathy B. Culwell

Kathy B. Culwell

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOHN R. CULWELL and KATHY B. CULWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2021.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202110210141257

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/18/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/18/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 **day of** October, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM