WARRANTY DEED

Karen Johnson Davidson County
Batch# 746345 DEEDWARR
10/29/2021 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211029-0145249

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/6/2025
(AFFIX SEAL)

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-9-0107-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sook Solley	Sook Solley	053-16-0-141.00
(NAME)	(NAME)	
334 Pitts Avenue	334 Pitts Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAMANTHA RYAN AND GARRISON RYAN, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SOOK HEE SOLLEY, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron spike in the center line of Pitts Avenue being 75 feet more or less West of an iron spike at the original Northeast corner of James property, thence South 16°48 min. West 261 feet to an iron spike in the North line of the land that was conveyed to Eugene Davis and wife by deed in Book 2879, page 277, Register's Office for Davidson County, Tennessee, thence along Davis' North line North 61°West 100 ft. more or less thence Northwestwardly 251 ft. more or less to the centerline of Pitts

Avenue, thence with the centerline of Pitts Avenue 100 ft. more or less to the point of beginning.

Being the same property conveyed to Samantha M. Ryan and Garrison T. Ryan, wife and husband, by Warranty Deed from Melissa S. Sheridan and Andrew Sheridan, wife and husband, dated 6/16/2017, of record in Instrument No. 20170621-0062661, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 334 Pitts Avenue, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this _____ day of 10/25/2021, _____.

Samantha Ryan

Garrison Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2021, before me, the undersigned, personally appeared Samantha Ryan, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and seal.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC _____
My Commission Expires: 9/6/22

STATE OF Ohio
COUNTY OF Warren

On this 22nd day of October, 2021, before me, the undersigned, personally appeared Garrison Ryan, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC Abigail MW Pohl
My Commission Expires: 07-27-2022

NOTARIAL SEAL
STATE OF OHIO

ABIGAIL MW POHL
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-27-2022
Recorded in
Warren County

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-22-2021.

Affiant
Date: October 27, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of October, 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY