Karen Johnson Davidson County
Batch# 753193 DEEDWARR
11/12/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20211112-0150569

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $720,000.00 Affiant Subscribed and sworn to before me, this 29 day of October, 2021. Notary Public My Commission Expires

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-02-2023

WARRANTY DEED

Address New Owner: Elton & Loralyn Green 4300 Wyoming Ave Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 103-04-0-070.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY W. RITTENBERRY, SR. AND PATRICIA ANN RITTENBERRY, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ELTON BENJAMIN GREENE AND LORALYN GREEN, HUSBAND AND WIFE,**("Grantees"), their 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 all of Lot No. 201 and the easterly one-half of Lot No. 203 of Block 12, as shown on the map entitled Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 201 and part of Lot No. 203 adjoin and front together 75 feet on the northerly side of Wyoming Avenue and run back between parallel lines, along the westerly margin of 43rd Avenue North, 150 feet to an alley in the rear.

Being the same property conveyed to ALLEN SCOTT RITTENBERRY AND WIFE, EDNA RUMMAGE RITTENBERRY, by deed from FANNIE LOUISE

PATTON AND HUSBAND, T.H. PATTON, of record in Book 1261, page 565, dated September 13, 1943, said Register's Office.

ALLEN SCOTT RITTENBERRY died on or about October 6, 1982, leaving EDNA RUMMAGE RITTENBERRY as the surviving tenant by the entirety.

EDNA RUMMAGE RITTENBERRY, A WIDOW, conveyed said property to TERRY WAYNE RITTENBERRY, SR. AND WIFE, PATRICIA ANN RITTENBERRY, by Quitclaim Deed of record in Book 9618, page 926, dated March 15, 1995, said Register's Office.

This is improved property commonly known as: **4300 Wyoming Ave. Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of October, 2021.

Terry Wayne Rittenberry SR

TERRY W. RITTENBERRY, SR.

Patricia Ann Rittenberry

PATRICIA ANN RITTENBERRY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY W. RITTENBERRY SR and PATRICIA ANN RITTENBERRY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of October, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/29/2021** (date of document).

Affiant Signature

10/29/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

