This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14704-TC

Karen Johnson Davidson County
Batch# 764384 DEEDWARR
12/01/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20211201-0158752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $649,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-20-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robin S. Davis and Jennifer Lynn Starks 3317 Quail Run Court Nashville, TN 37214	Pinnacle Bank PO Box 702726 Dallas, TX 75370	073 16 0 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ron Rice and Pamela Rice, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robin S. Davis and spouse, Jennifer Lynn Starks**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Two Rivers, of record in Book 3600, Page 65, and amended in Book 3795, Page 799, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ron Rice and Pamela Rice, husband and wife, by Warranty Deed from Sheila H. Joyce and husband, John Michael Joyce, of record in Instrument No. 20180525-0050571, in the Register's Office of Davidson County, Tennessee, dated May 24, 2018 and recorded on May 25, 2018.

This is improved property located at: **2512 Stones River Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24th day of November, 2021.

GRANTOR:

Ron Rice

Pamela Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ron Rice and Pamela Rice, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of November, 2021.

Notary Public
My Commission expires: 9-26-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 24, 2021.

Tori Cole

Affiant Signature

Date: 11/24/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 24, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

