

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P21-4010-WE

Karen Johnson Davidson County
Batch# 767320 **DEEDWARR**
12/03/2021 11:11:13 AM 2 pgs
Fees: $13.00 Taxes: $1,134.05

20211203-0160579

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$306,500.00**.

Diane Ryder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Diane Ryder	Diane Ryder	MAP:
258 Myhr Green	258 Myhr Green	PARCEL: 142-07-0C-055.00-CO
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DOROTHY C. ORTEN, TRUSTEE OF THE DOROTHY C. ORTEN REVOCABLE LIVING TRUST DATED OCTOBER 8, 2003**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANE RYDER, 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:

Land in Davidson County, Tennessee, being Unit No. 55, as shown on the plan of Ashley Green, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7184, Page 44 and amended in Book 7482, Page 312 and corrected in Book 7467, Page 279, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, to which reference is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Dorothy C. Orten Revocable Living Trust by Warranty deed from Margaret T. Ogden, unmarried of record in Instrument No. 20031203-0173972 Register's Office for Davidson County, Tennessee, dated November 25, 2003 and recorded on December 03, 2003.

This is UNIMPROVED ☒ IMPROVED property known as: **258 Myhr Green, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 2nd day of December, 2021.

Dorothy C. Orten Revocable Living Trust

BY: Dorothy C. Orten, Trustee
Dorothy C. Orten, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dorothy C. Orten, Trustee** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of December, 2021.

My Commission Expires: Jan 8, 2024

Notary Public

