Karen Johnson Davidson County
Batch# 792319 DEEDWARR
01/18/2022 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220118-0006863

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-112580

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
M. JUNE STEPHENS, TRUSTEE	**M. June Stephens, Trustee**	
(NAME)	(NAME)	
315 Morton Avenue	**315 Morton Ave**	119-14-0-217.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($610,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRADLEY DAVID RYAN AND ADDISON CHANTAL RYAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. JUNE STEPHENS, TRUSTEE OF THE BUCKET RE TRUST, U/A DATED DECEMBER 9, 2021, 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. 13 on the Plan of Pleasant View Subdivision of Mrs. McCombs' Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the Southerly side of East Morton, formerly McCombs Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Bradley David Ryan and Addison Chantel Ryan, husband and wife by Warranty deed from Martin Bennett of record in Instrument No. 20180612-0056330, Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 12, 2018.

Being the same property conveyed to Bradley David Ryan and Addison Chantal Ryan, husband and wife by Quitclaim deed from Bradley David Ryan and Addison Chantel Ryan, husband and wife of record in Instrument No. 20201020-0122200, Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 20, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 315 Morton Avenue, Nashville, TN 37211
(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 my/our hand(s) this the 20th day of December, 2021

Bradley David Ryan

Addison Chantal Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Bradley David Ryan and Addison Chantal Ryan, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to my 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, this the 20th day of December, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **12/20/2021** (date of document).

Affiant Signature

12/20/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

