Karen Johnson Davidson County
Batch# 793187 DEEDWARR
01/19/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220119-0007336

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Theresa C Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2022

DANIEL L WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Richard Darr Jr.	TRUIST MORTGAGE	142-05-0 C 055.00 CO
(NAME)	(NAME)	
1015 Todd Preis Drive	901 SEMMES AVE.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	RICHMOND, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Steven R Probst and Dana Probst, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Richard Darr Jr., a single man,** 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. S-403, together with carport designated S-403 C, of River Plantation, Phase One, Section 4, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Plat Book 4860, Pages 17, 18 and 19, as amended in Book 4860, Page 107, 108 and 109, Register's Office for said County, to which reference is made for a more complete description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.**

Being the same property conveyed to Steven R Probst and Dana Probst, husband and wife by deed of record in Instrument No. 20181015-0102020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1015 Todd Preis Drive, Nashville, TN 37221
(House Number) (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 hands this 11th day of January, 2022.

Steven R Probst

Dana Probst

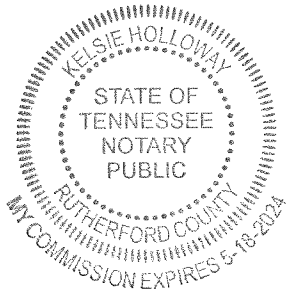
State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Steven R. Probst and Dana Probst the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2022.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

File No.: 22539



CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson 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 11 day of January, 2022.

Date: 1/11/2022

Theresa C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 11 day of January, 2022.

My commission expires 7/9/2022.