THIS INSTRUMENT WAS PREPARED BY
Return to
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13187-BW

Karen Johnson Davidson County
Batch# 813835 DEEDWARR
03/02/2022 12:01:32 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220302-0023660

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2022

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Cole	New Owner	
4948 Indian Summer Dr.		032-09-0B-011.00-CO
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Hanson & Associates P.C.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Cole, a married woman**

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. 40 on the Plan of Quail Ridge, Phase One, Section Seven of record in Plat at Instrument No. 20060627-0076568, in the 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 Jason Corey Riddle, Grandson, Constance Ernelle Riddle, grandmother by Special Warranty deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070703-0079627 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 03, 2007.

The said Jason Corey Riddle having died Intestate on or about April 19, 2016. See Affidavit of Heirship, recorded on September 09, 2021, in Instrument No. 20210909-0120783. Probate was opened under Docket No. 16P1359, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Said Probate is now closed.

Being the same property conveyed to Hanson & Associates P.C. by Warranty deed from Katherine E. Langston and Constance Ernelle Riddle, both unmarried of record in Instrument No. 20210909-0120785 Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on September 09, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4948 Indian Summer Drive, Nashville, TN 37207**

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 hand this the 28th day of February, 2022.

Hanson & Associates P.C.

BY: Shawn Hanson

STATE OF Colorado
COUNTY OF Larimer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn Hanson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon her oath acknowledged herself to be the President of Hanson & Associates P.C., a Colorado Corporation, the within named bargainor and that as such President, being authorized to do so, executed the foregoing instrument for purposes therein contained by signing the name of the company, by the said Shawn Hanson as such President.

Witness my hand and official seal at office this 28th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 11/19/2025

TRAVIS M. KIMBALL
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214045658
MY COMMISSION EXPIRES NOV 19, 2025