Karen Johnson Davidson County
Batch# 818685 DEEDWARR
03/09/2022 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20220309-0027209

| This Instrument Prepared By and Returned To: | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$180,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20226575 | Affiant<br>Sworn to and subscribed before me this 1st day of March, 2022.<br>Notary Public<br>My Commission Expires 3-7-23 |
| **After Recording Return To The Above.** | |

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 1st day of March, 2022, among:

**DION G. RIBO AND BRONWYN M. RIBO, husband and wife**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**ANTHONY S. MCRAVEN, an unmarried man**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**A tract containing 3.32 acres according to a survey made by Dye & Underwood in July, 1971 and located in the Sixth Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:**

**Commencing at an iron pin in the south margin of Holt Road at the northeast corner of a tract of land conveyed from Dorothy Gillespie to James F. Pearson and wife, Barbara G. Pearson, of record in Book 4535, page 189, of the Register's Office for Davidson County, Tennessee; thence easterly along the south margin of Holt Road in a curve to the right having a radius of 2,427.16 feet for a distance of 182.5 feet to an iron pin; thence South 2 degrees 4' East, 847 feet to an iron pin in the south boundary line of the Dorothy Gillespie land; thence North 81 degrees 37' West, 131.75 feet to an iron pin; thence South 87 degrees 55' West, 42 feet to an iron pin in the southeast corner of the said Pearson tract; thence along the east boundary line of the said Pearson tract North 2 degrees 48' West, 810 feet to the point of beginning.**

**Being the same property conveyed to Dion G. Ribo and Bronwyn M. Ribo, husband and wife by deed from James D. Kennedy and Deborah H. Kennedy, husband and wife, dated March 10, 1993, of record in Book 8886, page 628, Register's Office for Davidson County, Tennessee.**

**This property being known as Holt Road, Nashville, TN 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Dion G. Ribo**

**Bronwyn M. Ribo**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dion G. Ribo and Bronwyn M. Ribo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2022.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2023

Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Anthony S. McRaven
Address: 0 Holt Road
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: Anthony S. McRaven
Address: 6707 Holt Road
City, State, Zip: Nashville TN 37211

**Tax ID: 180-055.00**

## Certificate of Authenticity

I, **Nick Harris**, 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 3/1/2022

Affiant Signature

3/1/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY