Karen Johnson Davidson County
Batch# 838143 DEEDWARR
04/11/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20220411-0041881

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Affiant

Subscribed and sworn to before me this 4th day of April, 2022.

Notary Public
My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

2022-119

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Souter and Courtney Souter		
2012 McGavock Pike	same as owner	73-01-0-011.00
Nashville, TN, 37216		

WARRANTY DEED

For and in 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

Benjamin C. Rigsby and Sarah B. Rigsby, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Joseph Kenyon Souter and Courtney Marie Souter, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Southerly 95 feet of Lot No. 12, Block "G" on the Plan of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, described as follows, to-wit: Said part of Lot No. 12 fronts 95 feet on the Southerly side of McGavock Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Benjamin C. Rigsby and wife, Sarah B. Rigsby by Warranty Deed from Jonathan Jones, a married man, and Matt Engesath aka Matt Engeseth, a married man of record in Instrument No. 20130522-0051717 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 22, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2012 McGavock Pike, Nashville, TN 37216.**

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 our hands this 1st day of April, 2022.

Benjamin C. Rigsby

Sarah B. Rigsby

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 Benjamin C. Rigsby and Sarah B. Rigsby, 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 at Nashville, Tennessee, this 1st day of April, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 April 4, 2022.

Signature
Date: April 4, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 4th day of April, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD