(1)

Karen Johnson Davidson County
Batch# 846191 DEEDWARR
04/27/2022 10:04:27 AM 2 pgs
Fees: $13.00 Taxes: $2,286.60
20220427-0048424

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy Rawding Chrisi Rawding 7008 Northridge Drive Nashville, TN 37221	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 142130A01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$618,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Wingo, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Rawding and Chrisi Rawding, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Riverside, Phase I, of record in Book 6900, pages 490, 491, and 492, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Russell T. Wingo, Jr., and spouse, Deborah W. Wingo, by Warranty Deed from James T. Zimmerman and spouse Janice Miller, dated August 16, 2012 and recorded on August 17, 2012, of record in Inst. No. 20120917-0074063, Register's Office for Davidson County, Tennessee. By Warranty Deed dated November 10, 2015, recorded November 24, 2015, of record in Inst. No. 20151124-0119259, said Register's Office, subject property was conveyed to Russell Theodore Wingo, Jr., and Deborah Williams Wingo, Trustees of the Wingo Revocable Living Trust dated December 11, 2009, as tenants by the entireties. Subject property was further conveyed to Deborah Wingo by Quitclaim Deed dated January 22, 2021, recorded January 28, 2021, of record in Inst. No. 20210128-0012544, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 490, 491, and 492, said Register's Office, which Plan shows foot minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Inst. No. 20040419-0044162, Inst. No. 20091124-0108147, Inst. No. 20091204-0111306, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Agreement for Grant of Easement for Conservation Greenway of record in Inst. No. 20041019-0125877,

said Register's Office.

This is improved property, known as 7008 Northridge Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2022.

Deborah Wingo

Deborah Wingo

State of Tennessee

County of Davidson

On this 26th day of April, 2022, before me the undersigned authority, personally appeared Deborah Wingo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $618,000.00.

Affiant

Sworn and subscribed before me this 26th day of April, 2022.

Georgette R K

Notary

My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY