RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-7087-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 849953 DEEDWARR
05/03/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,633.55
20220503-0051167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of Apr., 2022

NOTARY PUBLIC

My commission expires: 9/22/25

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Casebolt 1200 Crestfield Drive Nashville TN 37211	Same address as new owner	172-12-0B-036-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY ONE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($441,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GARY RIVERS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID J. CASEBOLT**, a single man, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 433 on the Plan of Section Three, Bradford Hills, as of record in Plat Book 7900, Page 239, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary E. Rivers, unmarried from John R. Cleveland and wife, Elizabeth R. Cleveland, by Warranty Deed and Irrevocable Durable Power of Attorney dated 02/12/1995 and recorded 03/30/1995 in Book 9632, page 212, Register's Office of said County. Also being the same property title to which vested in Gary Rivers as the sole heir-at-law of Mary E. Rivers, see Affidavits of Heirship of record in Instrument No. 20220503005116 5, and Instrument No. 20220503005116 6 said Register's office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1200 Crestfield Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of April, 2022

GRANTOR(S)

Gary Rivers

STATE OF ~~TENNESSEE~~ NC
COUNTY OF Guilford

Personally appeared before me, a Notary Public, Gary Rivers, 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 the 19 day of April, 2022

Notary Public

Colleen Payne

Printed Notary Name

My commission expires: 7.8.2024

COLEEN H. PAYNE
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires July 8, 2024

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/19/22 (date of document).

Frank Roberts

4/19/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024