Karen Johnson Davidson County
Batch# 853935 DEEDWARR
05/12/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220512-0054348

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 27 day of April, 2022. Notary Public My Commission Expires: 10·02·2023

WARRANTY DEED

Address New Owner: Mark Riggs and Rebecca Riggs 605 Fordomatic Dr. Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 090-11-0-066.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM JUSTINEAU AND JESSICA LEIGH RENAUD, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MARK RIGGS AND REBECCA RIGGS, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page (s)7 and 8, 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 Jessica Leigh Renaud, a single woman by Warranty deed from Todd Verhoven and wife, Sylvia Verhoven of record in Instrument No. 20160112-0003264 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 12, 2016. (Value of consideration shown in aforementioned deed $223,000.00.)

This is improved property commonly known as: **605 Fordomatic Drive, Nashville TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of April, 2022.

William A Justineau

WILLIAM JUSTINEAU

Jessica Leigh Renaud

JESSICA LEIGH RENAUD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM JUSTINEAU AND JESSICA LEIGH RENAUD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of April 2022.

JENNIFER GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:
11-3-25

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4/27/2022** (date of document).

Affiant Signature

4/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

