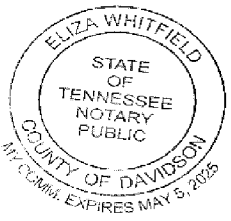
Karen Johnson Davidson County
Batch# 856031 DEEDWARR
05/16/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.81
20220516-0055980

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $462,111.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the ~~27th~~ 28th day of April, 2022.

Eliza Whitfield
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Riki Rattner	New Owner	
311 Urban Place	2111 Geneiva Drive	072-08-0-087.00
Nashville, TN 37206	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY A. FAUSCH AND DEBRA L. FAUSCH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RIKI RATTNER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Geneiva Heights, of record in Plat Book 2083, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 114.07 feet on the Northerly side of Geneiva Drive, and runs back 152 feet on the easterly line and 160,61 feet on the Westerly line, to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to Timothy A. Fausch and Debra L. Fausch, husband and wife by Warranty deed from Harold T. Haywood and Sherry S. Haywood, husband and wife of record in Instrument No. 20160906-0093062 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

Being the same property conveyed to Riverside Property Group, LLC by Quitclaim deed from Timothy A. Fausch and Debra L. Fausch, husband and wife of record in Instrument No. 20161206-0127965 Register's Office for Davidson County, Tennessee, dated November 22, 2016 and recorded on December 06, 2016.

Being the same property conveyed to Timothy A. Fausch and Debra L. Fausch by Quitclaim deed from Riverside Property Group, LLC of record in Instrument No. 20210202-0015013 Register's Office for Davidson County, Tennessee, dated January 07, 2021 and recorded on February 02, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record. and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2111 Geneiva Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of April, 2022.

Timothy A. Fausch

Timothy A. Fausch

Debra L. Fausch

Debra L. Fausch

STATE OF Michigan
COUNTY OF Macomb

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy A. Fausch and Debra L. Fausch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2022.

Notary Public

My Commission Expires: 9-12-25

JANICE T WILCOX
Notary Public - State of Michigan
County of Macomb
My Commission Expires Sep 12, 2025
Acting in the County of Macomb

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/06/2022 ____ (date of ~~document~~).

Affiant Signature

05/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025