Karen Johnson Davidson County
Batch# 859083 DEEDWARR
05/19/2022 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220519-0058109

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $600,000

Affiant Signature

Subscribed and sworn to before me on this the 29th Day of April 2022

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ann Sweeney and Michael Spear
1801 Riverside Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Ann Sweeney and Michael Spear
1801 Riverside Drive
Nashville, TN 37216

MAP AND PARCEL NUMBER: Tax ID # 07211046000

WARRANTY DEED

22NT00590

Effective the 29th Day of April, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Joshua Camden Randolph, a single man and Alison R. Martin n/k/a Alison Martin Randolph, a single woman

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

Ann Boley Sweeney and Michael Dennis Spear, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 and the Easterly one-half of Lot No. 21 on the Plan of Riverside Drive Subdivision, of record in Book 974, Page 60 and 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 and the Southerly one-half of Lot No. 21 adjoin and front 75 feet on the Easterly side of Riverside Drive and run back between lines 175 feet more or less on the Southerly line and 168 feet more or less along the Northerly line, to a dead line in the rear which measures 75 feet.

Being the same property as conveyed to Alison R. Martin and Joshua Camden Randolph by Warranty Deed from Timothy J. Grace and wife, Shantel Grace dated 05/07/2015 recorded 05/08/2015 in Book NA, Page NA, as Document Number 20150508-0042334, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 1801 Riverside Dr, Nashville, TN 37216-4015

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29th day of April 2022

Joshua Camden Randolph

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joshua Camden Randolph**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 29th day of April, 2022.

Notary Public

My commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Alison Martin Randolph

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alison Martin Randolph**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 29th day of April, 2022.

Notary Public

My commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 29, 2022**.

Affiant Signature

April 29, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

29th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

