WARRANTY DEED

Karen Johnson Davidson County
Batch# 859184 DEEDWARR
05/19/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220519-0058230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF May, 20 22.

Notary Public

MY COMMISSION EXPIRES: 7/22/25 (AFFIX SEAL)

LAUREN PRYOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jena C. McDaniel		
(NAME)	(NAME)	
505 Purnell Dr.	NAN ACCNT	147 16 0 011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EMMA RUTH RIGBY, TRUSTEE OF THE EMMA RUTH RIGBY LIVING TRUST, U/A/D JULY 8,2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENA C. MCDANIEL, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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. 12 on the Plan of Whispering Hills, Section 5, of Record in Book 3300, Page 11, Register's Office for said County.

Said Lot No. 12 Fronts 110.0 feet on the Southerly margin of Purnell Drive and extends back 161.4 feet on the Easterly line and 191.0 feet on the Westerly line to a broken line in the rear, measuring 161.4 feet thereon .

Being the same property conveyed to Emma Ruth Rigby, as Trustee of The Emma Ruth Rigby Living Trust, U/A dated July 8, 2021, by Quitclaim Deed from Emma Ruth Rigby, of record in Instrument No. 20210712-0093495, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on July 12, 2021.

Being the same property conveyed to Emma Ruth Rigby, a married woman, by Quitclaim Deed from Emma Ruth Rigby, formerly known as Ruth Morgan, a married woman and joined by her spouse Charles Rigby, surviving former spouse of Richard J. Morgan, also known as Richard Joseph Morgan, of record in Instrument No. 20140109-0002423, in the Register's Office of Davidson County, Tennessee, dated December 18, 2013 and recorded on January 09, 2014.

Being the same property conveyed to Richard J. Morgan et ux Ruth Morgan, by Warranty Deed from Donna J. Butner, unmarried, of record in Book 5180, Page 835, in the Register's Office of Davidson County, Tennessee, dated August 02, 1977 and recorded on August 08, 1977. The said Richard J. Morgan since died on August 12, 1995. Also see Affidavit of Death of Surviving Spouse recorded in Instrument No. 20140109-0002422.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 505 Purnell Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand this 12th day of May, 2022

THE EMMA RUTH RIGBY LIVING TRUST, U/A/D JULY 8,2021

BY: Emma Ruth Rigby

EMMA RUTH RIGBY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, Emma Ruth Rigby with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Emma Ruth Rigby Living and Trust, U/A/D July 8,2021, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 12 day of May, 2022.

Commission expires: 7/22/25

LAUREN WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

202205190058230

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 13, 2022.

Tori Cole

Affiant Signature

Date: 5/13/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 13, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

