Karen Johnson Davidson County
Batch# 862815 DEEDWARR
05/26/2022 07:50:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220526-0060967

STATE OF _____
COUNTY OF _____

The actual consideration or true value, whichever is greater for this transfer is $__10.00____.

Laurie Hayden
Affiant - Laurie Hayden of First American Title

Subscribed and sworn to before me, this the ____Day of _____20__

Please See Attached California Compliant Jurat

_____
Notary

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | | Luke Rice<br>101 Lidgate Ter.<br>Goodlettsville, Tennessee 37072 |

Order Number: 502337

# GENERAL WARRANTY DEED

"Exempt per T.C.A. 67-4-409(a)(1)"

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Luke Rice, an unmarried man and Rodney Rice, an unmarried man**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Luke Rice, an unmarried man**, whose address is 101 Lidgate Ter., Goodlettsville, Tennessee 37072, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 345, Phase 2, Section 3, Windsor Green, as shown on plat of record in plat Book 6900, Page 845, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements of record in Book 4377, Page 94, in said Register's Office; and

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 02607019200

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 19th day of May, 2022, by Laurie Hayden
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,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SUSAN STROMSWOLD
Notary Public - California
Orange County
Commission # 2352179
My Comm. Expires Mar 18, 2025

(Seal)

Signature

Street address of property: 101 Lidgate Ter., Goodlettsville, Tennessee 37072

Prior Instrument References by which Grantor(s) acquired title: Instrument 20211020-0140484 in the Register's Office, Davidson County, Tennessee.

Signed this 23 day of Febuary, 2022.

Signature of Grantor(1 of 2):

Luke Rice

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 23 day of February, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Luke Rice, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

Signed this 11th day of February, 2022.

Signature of Grantor( 2of 2):

Rodney Rice

STATE OF NC, COUNTY OF BUNCOMBE SS:

***BE IT REMEMBERED*** That on this 11 day of FEBRUARY, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rodney Rice, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

BUNCOMBE COUNTY, NC PUBLIC NOTARY COMMISSION EXPIRES MY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 02607019200
Street address of property: 101 Lidgate Ter., Goodlettsville, Tennessee 37072

Oath of Consideration

I or we, Luke Rice, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 23 day of February, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 23 day of February, 2022.

Notary Public

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

**Tennessee Certification of Electronic Document**

I, Ra'chel Serach, 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 2-23-2022 (date of document).

Affiant Signature

3-7-2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 7 day of March, 2022.

MELYSSA MCGAUGHY
Notary Public, State of Texas
Comm. Expires 12-02-2023
Notary ID 132268847

Melyssa McGaughy
Notary's Signature

MY COMMISSION EXPIRES: 12-02-2023

NOTARY'S SEAL