Karen Johnson Davidson County
Batch# 877758 DEEDWARR
06/24/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220624-0072655

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220500160

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$355,000.00 Jennifer Pennell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of June, 2022 Katherine Warren
Notary Public
MY COMMISSION EXPIRES: 3/22/26

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Hopkins and Shawna Hopkins **212 Rayon Drive** **Old Hickory, TN 37138**	New Owner	**044-09-0-002.00** **055-05-0-200.00**

FOR AND IN 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,

Robert Chance Ricketts, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Kyle Hopkins and Shawna Hopkins, Husband and Wife

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:

TRACT I:
LAND in Davidson County, Tennessee, being Lot Nos. 271 and 272 on the Plan of Rayon City, as of record in Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 257 on the Plan of Rayon City, as of record in Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED in the above described TRACT II, but EXCLUDED therefrom is that portion having been conveyed to V.R. Eidson and S.R. Eidson by Installment Deed from Ira I. Robinson and wife, Gertie L. Robinson, recorded 2/27/1976 in Book 5000, Page 333, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being the northerly 90 feet of Lot No. 257 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for said County.

SAID part of said Lot No. 257 fronts 50 feet on the southerly side of Bridgeway Avenue, or Old Hickory Boulevard, and extends back between parallel lines 90 feet, to a line in the rear on which it measures 50 feet.

BEING the same property conveyed to Robert Chance Ricketts, unmarried, by Warranty Deed from Jeremy A. Woodroof and wife, Raechael Woodroof, dated 7/17/2020 and recorded 7/27/2020 in Instrument No. 20200727-0082054, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **212 Rayon Drive, Old Hickory, TN 37138**

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 our hands this 17th day of June, 2022.

Robert Chance Ricketts

Robert Chance Ricketts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Chance Ricketts the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 2022.

Commission Expires: 11-20-2023

Cheryl M Rodgers

Notary Public



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/17/22 (date of document).

Jennifer L. Pennell

6/17/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of June, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

