Karen Johnson Davidson County
Batch# 878128 DEEDWARR
06/27/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20220627-0073127

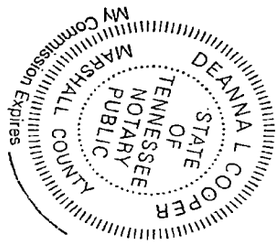
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Gina Renee Burroughs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2022.

Deanna L Cooper
Notary Public
MY COMMISSION EXPIRES: 6/11/24
File No. G22-16413



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gina Renee Burroughs and Larry Joe Burroughs (NAME)	Same as New Owner (NAME)	052-07-0-074
1022 Jasperson Drive (STREET ADDRESS)	\\ (STREET ADDRESS)	
Nashville, TN 37115 (CITY) (STATE) (ZIP)	\\ (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mark Carlton Ridings, Devisee Under the Last Will and Testament of Clara T. Ridings**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina Renee Burroughs, an unmarried woman and Larry Joe Burroughs, an unmarried man, as tenants in common with right of survivorship**, 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 the Eleventh Civil District or Davidson County, Tennessee, being Lot No. 72 on the Plan of Madison Heights, Section II, Part 4, of record in Book 2133, page 106, Register's Office for said County.

Said Lot No. 72 fronts 147.75 feet on the northerly margin of Jasperson Drive and extends beck 269 feet on the easterly side and 272.43 feet on the westerly side to a dead line in the rear measuring 147.8 feet.

Being the same property conveyed to Carl B. Ridings and wife, Clara T. Ridings by Deed dated January 17, 1956, recorded January 24, 1956, in Book 2490, Page 9, in the Register's Office of Davidson County, Tennessee. The said Carl B. Ridings died August 29, 2018 leaving Clara T. Ridings as tenant by the entirety. The said Clara T. Ridings died February 11, 2022 leaving Mark Carlton Ridings as Devisee. See Probate No. 22P784, in the Chancery Court for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1022 Jasperson Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 17th day of June, 2022.

The Estate of Clara T. Ridings

By: _____
Mark Carlton Ridings, Devisee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark Carlton Ridings, Devisee of The Estate of Clara T. Ridings, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of June, 2022.

_____
Notary Public

My Commission Expires: 6/1/24

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06/17/22 (date of document).

Affiant Signature

6-22-22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22nd day of June 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY