This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18212-RR

Karen Johnson Davidson County
Batch# 894251 DEEDWARR
07/26/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220726-0085391

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$475,000.00~~.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2022.

Notary Public
My Commission Expires: 3-28-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Casey Whitlock **1401 Bending River Drive** **Nashville, TN 37221**	Accurate Mortgagee Group 701 President Place Suite 165 Smyrna, TN 37167	126-16-0A-406.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Laura A. Richards**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Casey Whitlock**, hereinafter called the Grantee(s), his/her/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. 539 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat of record in Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James P. Richards MD, and wife, Laura A. Richards by Warranty deed from Rochford Realty and Construction Co., Inc of record in Instrument No. 20060816-0101128 Register's Office for Davidson County, Tennessee, dated August 14, 2006 and recorded on August 16, 2006.

James P. Richards, having since died February 11, 2014, left Laura A. Richards as surviving tenant by the entirely.

This Instrument executed on behalf of Laura A. Richards ("Principal") by Lisa Wascher pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202207260085390, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1401 Bending River Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2022.

GRANTOR:

Laura A. Richards by Lisa Wascher, her Attorney-In-Fact

Laura A. Richards by Lisa Wascher, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Wascher the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Laura A. Richards ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 20th day of July, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 20, 2022**.

Date

Affiant Signature

07/25/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **25th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

202207260085391