Karen Johnson Davidson County
Batch# 897133 DEEDWARR
08/01/2022 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $5,753.50
20220801-0087568

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Daniel Brown May and
Betina Lynn Evancha
132 51st Avenue, N.
Nashville, TN 37209

SEND TAX BILLS TO
Daniel Brown May
Betina Lynn Evancha
132 51st Ave N.
Nashville, TN 37209

MAP/PARCEL
103-03-0-206.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ASHLEY PAIGE REBER AND JARRED ALLEN REBER, WIFE AND HUSBAND** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **DANIEL BROWN MAY AND BETINA LYNN EVANCHA, MARRIED TO EACH OTHER,** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled H. S. Hunter's Re-subdivision of Block No. 7, Sylvan Park Subdivision, of record in Book 974, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ASHLEY PAIGE REBER AND JARRED ALLEN REBER, WIFE AND HUSBAND, by deed from RIGID DEVELOPMENT, INC., of record in Instrument No. 20110808-0060866, dated August 5, 2011, said Register's Office.

This is improved property known as: 132 51st Avenue, N., Nashville, TN 37209.

HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTORS have hereunto set their hands as of this 28th day of July, 2022.

ASHLEY PAIGE REBER

JARRED ALLEN REBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared, ASHLEY PAIGE REBER AND JARRED ALLEN REBER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 28th day of July, 2022.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,555,000.00.**

Affiant

Sworn to and subscribed before me this 28 day of July, 2022.

Notary Public

My Commission Expires: _____

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **7/28/2022** (date of document).

Affiant Signature

7/28/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

