Return to:
Rudy Title and Escrow, LLC
201 2nd Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-1024

Karen Johnson Davidson County
Batch# 901197 DEEDWARR
08/09/2022 02:34:04 PM 3 pgs
Fees: $18.00 Taxes: $4,051.50

20220809-0090624

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37187-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,095,000.00. Affiant Subscribed and sworn to before me this 3rd day of August, 2022. Notary Public My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Seth Feman 1024 Stainback Avenue Nashville, TN 37207	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 08203033900 082 03 0 339.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Ryan and Brooke Ryan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Seth Feman, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1024 Stainback Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 3rd day of August, 2022.

Adam Ryan

Brooke Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Ryan and Brooke Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Sharpe & Horns 1st Addition North E Nashville, as of record in Plat Book 57, Page 152, 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 Adam Ryan and Brooke Ryan, husband and wife, by Warranty Deed from Grace Apostolic Church, of record in Instrument No. 20190422-0036167, in the Register's Office of Davidson County, Tennessee, dated April 15, 2019 and recorded on April 22, 2019.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 08203033900.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharpe & Horns 1st Addition North E Nashville, as recorded in Plat Book 57, Page(s) 152 .
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Accessory Dwelling, Detached Historical recorded in Instrument no. 20190909-0090922.