Karen Johnson Davidson County
Batch# 901956 DEEDWARR
08/11/2022 10:06:36 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20220811-0091287

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 10th day of August, 2022. Notary Public My commission expires: May 18, 2025

NICHOLAS BURRAGE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 18, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ian Ratliff and John Blackwell	New Owner(s)	109-01-0-014.00
3007 Jenry Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER DIDOMINZIO, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN RATLIFF, AN UNMARRIED MAN, AND JOHN BLACKWELL, A MARRIED MAN**, 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. 97, Resubdivision of Lots 70 through 90, Lots 92 through 97, Lots 138 through 145, Lots 179 through 181, Lot 192 and Lots 194 through 197, Lots 203 through 206 and Lots 238 through 240, Section Two, Larchwood, of record in Plat Book 5200, Page (s) 207 and 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer DiDominzio, an unmarried woman by Warranty deed from Estate of Charles Bainbridge Westover, Jr. of record in Instrument No. 20171220-0129608 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on December 20, 2017. (Value of consideration shown in aforementioned deed $187,700.00.)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 300 Conifer Place, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully

myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY HANDS EFFECTIVE AS OF THE 10th day of August, 2022.

Jennifer DiDominzio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer DiDominzio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2022.

Notary Public

My Commission Expires: May 18, 2025

