Warranty Deed

Karen Johnson Davidson County Batch# 906681 DEEDWARR 08/23/2022 12:05:30 PM 3 pgs Fees: $18.00 Taxes: $1,665.00 20220823-0095137	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 19th day of August, 2022. Notary Public My commission expires:

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:
Kathleen Anne McGunagle	New Owner(s)	061-06-0-110.00
4214 Edwards Avenue	4214 Edwards Ave	
Nashville, TN 37216	Nashville, TN 37216	

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, **TYSON RIETZ AND ANNA RIETZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN ANNE MCGUNAGLE, A SINGLE PERSON**, 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 the Northerly 50 feet of the Westerly 200 feet of Lot No. 124 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Page(s) 77 and 78, inclusive, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot 124 fronts 50 feet on the Easterly margin of Edwards Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Tyson Rietz, an unmarried man and Anna McCarter, an unmarried woman by Warranty Deed from Nola Homes, LLC of record in Instrument No. 20160512-0047268 Register's Office for Davidson County, Tennessee, dated May 05, 2016 and recorded on May 12, 2016.

Anna McCarter and Anna Rietz are one in the same person.

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 4214 Edwards Avenue, Nashville, TN 37216, 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 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 I/we do further covenant and bind 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/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2022.

Tyson Rietz

Anna Rietz

STATE OF CALIFORNIA
COUNTY OF PLACER

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

Witness my hand and seal this 18th day of August, 2022.

Notary Public

My Commission Expires: 11/26/2023

B. PALMER
COMM. # 2313915
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On 8/18/2022 before me, B Palmer, Notary Public
(insert name and title of the officer)

personally appeared Tyson Rietz & Anna Rietz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. PALMER
COMM. # 2313915
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2023

Signature _____ **(Seal)**

Certificate of Authenticity

I, Emily Manna, 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 **8/18/22**
Date

Affiant Signature

8/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of **August**, 20**22**

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON