Karen Johnson Davidson County
Batch# 906830 DEEDWARR
08/23/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220823-0095331

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | STATE OF Tennessee )<br>COUNTY OF Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $535,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19 day of August, 2022.<br><br>Notary Public<br>My Commission Expires: 10/2/23 |

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

**WARRANTY DEED**

| | | |
|---|---|---|
| Address New Owner:<br>Phyllis A. Childs<br>6857 Bridgewater Dr.<br>Nashville, TN 37221 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.____<br>126-16-0A-140.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE R. TRACHTMAN, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PHYLLIS A. CHILDS,** unmarried woman ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Michelle R. Trachtman by Warranty deed from Gene C. Conner and wife, April J. Conner of record in Instrument No. 20131031-0113276 Register's Office for Davidson County, Tennessee, dated November 01, 2013 and recorded on October 31, 2013. (Value of consideration shown in aforementioned deed $233,000.00.)**

This is improved property commonly known as: **6857 Bridgewater Dr. Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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**, Grantor has executed this instrument on this 19th day of August, 2022.

**MICHELLE R. TRACTMAN**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE R. TRACTMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of August 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

**TRUE COPY CERTIFICATION**

I, D. Shayne Adair, 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 8/19/2022.

D. Shayne Adair

8/22/2022
Date

**STATE OF TENNESSEE**
**STATE OF DAVIDSON**

Sworn to and subscribed before me this 22 day of August, 2022.




April D. Wideman
Notary Public
My Commission Expires: 03/07/2026