Prepared By ~~& Return To~~:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0341

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6VRE-22-7908

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Patti Lorraine Tribble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2022.

Notary Public

Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 — Logan C. Bell — WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patti Lorraine Tribble 7908 Harpeth View Drive Nashville, TN 37221	New Owner	142-13-0B-169.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Josh Zettergren, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patti Lorraine Tribble, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 169 on the Plan of Final Plat of First Revision, Riverside, Phase 3, of record in Instrument Number 20010404-0032691, 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 Josh Zettergren, unmarried, by Warranty Deed from Jesse Porter and Rachel Ann Porter, husband and wife, dated 7/31/2015 and recorded 8/3/2015 in Instrument Number 20150803-0076346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7908 Harpeth View Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs 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 whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 908996 DEEDWARR
08/26/2022 02:39:17 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220826-0096719

Dated this the 22 day of August, 2022.

Josh Zettergren

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Zettergren** 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 and official seal at Germantown, 22nd PB, Tennessee this 22nd day of August, 2022.

PAMELA BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
(Notary Seal)
My Comm. Exp. 05-22-2024

Pamela Bishop
Notary Public
My Commission Expires: 05-22-2024