WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03/22/26

(AFFIX SEAL)

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carroll Cheshire Rigler and Lexie Maria Rigler	New Owner	10509001500
1722 ~~1724~~ 15th Avenue South		
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(NAME) (ADDRESS) (NAME) (ADDRESS)

Karen Johnson Davidson County
Batch# 910804 DEEDWARR
08/31/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20220831-0098374

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Trey Fanjoy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carroll Cheshire Rigler and Lexie Maria Rigler, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 5 on the Map of Belmont Land Company's Subdivision of Lot Nos. 63 and 64 of the O.B. Hayes Rokeby Addition, not of record, and described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, dated 1972.

Beginning at a point in the northerly margin of Wedgewood Avenue at a point where 15th Avenue South intersects Wedgewood Avenue; thence northwesterly around a curve which has a radius of 19.50' and length of 31.06' to the easterly margin of 15th Avenue South; thence South 82 deg. 11' east, 150.0' to the westerly margin of Alley 434; thence southwesterly around a curve which has a radius of 20.00' and length of 30.26' to a point in the northerly margin of Wedgewood Avenue; thence with the northerly margin of Wedgewood Avenue around a slight curve to the left which has a radius of 10.00' and length of 24.84' to an iron pin; thence with the northerly margin of Wedgewood Avenue North 82 deg. 11' West 86.4' to the point of beginning.

Being part of the same property conveyed to Trey Fanjoy by deed dated April 30, 1996 from David Griffin and wife, Stephanie A. Griffin of record in Book 10033, Page 551, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1724 15th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hands this 24th day of August, 2022.

Trey Fanjoy

State of Tennessee
County of Davidson

On this 24th day of August, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Trey Fanjoy, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 24th day of August, 2022.

Notary Public Justin D. Tatum
My Commission Expires: 9/6/2022

File No.: 22-RiglerC

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/24/22 (date of document).

Affiant Signature

8/29/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212