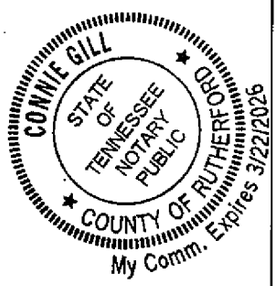
# WARRANTY DEED




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

**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 | 10509001600 |
| (NAME) | (NAME) | |
| 1722 15th Avenue South | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 the southerly half of Lot No. 4 and the northerly half of Lot No. 5 on the Plan of Belmont Land Company's Subdivision of Lot Nos. 63 and 64, in O.B. Hayes Rokeby Addition to Nashville, not of record, as follows:

Said parts of Lot Nos. 4 and 5 front together 50 feet on the easterly side of 15th Avenue South, formerly Washington Street and run back between parallel lines 150 feet to an alley.

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 1722 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.

Karen Johnson Davidson County
Batch# 910808 DEEDWARR
08/31/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220831-0098378

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-Rigler

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