This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 912822 DEEDWARR
09/06/2022 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220906-0099905

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILFORD R BRUCE AND BRENDA K BRUCE, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY ROSILE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 17 ON THE PLAN OF BAYVIEW SECTION ONE, AS OF RECORD IN BOOK 9700, PAGE 330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED UNTO WILFORD R BRUCE AND WIFE, BRENDA K BRUCE BY WARRANTY DEED FROM NVR HOMES, INC T/A RYAN HOMES, A VIRGINIA CORPORATION, DATED OCTOBER 8, 1997, OF RECORD IN BOOK 10643, PAGE 711, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **2424 BAYVIEW DR, Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 31st day of August, 2022.

WILFORD R BRUCE

BRENDA K BRUCE

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, WILFORD R BRUCE and BRENDA K BRUCE, the within named bargainors, 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.

DONE at offices in Clarksville, Tennessee, on this the 31st day of August, 2022.

Notary Public
My Commission Expires: 8/18/26

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 445,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2022.

NOTARY PUBLIC
My commission expires 08/12/23

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**Address New Owner(s) as follows:**
ANTHONY RYAN ROSILE
2424 Bayview Dr.
Nashville, TN 37217

**Send Tax Bills To:**
Same as above

**Map and Parcel No(s).: 136 09 0 042.00**

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/2022.

Affiant Signature

9/2/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/2/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON