Karen Johnson Davidson County
Batch# 921155 DEEDWARR
09/23/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20220923-0105962

WARRANTY DEED

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,000.00

Allison Gentry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF SEPTEMBER, 2022.

Leslie Tate
Notary Public

MY COMMISSION EXPIRES: March 22, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Edward Schwartz	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) Bldg K	(NAME)	181140A01100CO
715 S Rutherford Blvd. Ste 207 (ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jason B. Riley, an unmarried man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Schwartz** , HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit 144 on the plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County,k Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jason B. Riley, an unmarried man, by virtue of that certain Deed dated May 4, 2007, and being of record at Instrument No. 20070509-0055863, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 8609 Altesse Way Brentwood, TN 37027
(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.

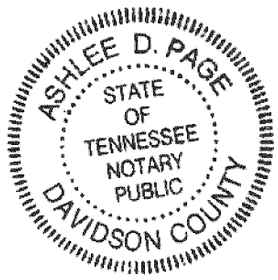
Witness my hand this 22nd day of September, 2022.

Jason B. Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jason B. Riley**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of September, 2022.



Notary Public
My Commission Expires: 11/08/2022

True Copy Certification

I, Grace Tant, 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 the 22 day of September, 2022.

Affiant Signature

9/22/22
Date

State of Tennessee)

County of Rutherford)

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

Notary's Signature

My Commission Expires: 3-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY