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# 922393 DEEDWARR
09/28/2022 09:04:53 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220928-0107109

WARRANTY DEED

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, WE, **CHRISTOPHER DAVIS AND ASHLEY DAVIS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J TREST AND DEBORAH D TREST, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 1 ON THE MAP OF C VANCE HICKERSON'S ADDITION TO TUGGLE HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHRISTOPHER DAVIS AND WIFE, ASHLEY DAVIS, BY WARRANTY DEED FROM BETTY JEAN FARMER, DATED DECEMBER 10, 2009, OF RECORD IN INSTRUMENT NO 20091214-0113570, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **197 TANKSLEY AVE, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees 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 Grantees, their 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 10th day of September, 2022.

CHRISTOPHER DAVIS

ASHLEY DAVIS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CHRISTOPHER DAVIS and ASHLEY DAVIS, 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 Nashville (City), TN (State), on this the 10 day of September, 2022.

ZACHARY ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Zachary Robertson
Notary Public
My Commission Expires: 8 September 2025

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2022.

Rebecca Moss
NOTARY PUBLIC
My commission expires 8-21-2023

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

Address New Owner(s) as follows:
RICHARD J TREST and DEBORAH TREST
197 Talkshley Ave.
Nashville, TN 37211

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 119 14 0 215.00