THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220541132**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2022. Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 923540 DEEDWARR
09/30/2022 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20220930-0108005

WARRANTY DEED

Address New Owner: Janis Rittersbeek 3221 Panorama Drive Nashville TN 37218	Send Tax Bills To: New Owner 201 TAMMY DR GALLATIN, TN 37066	Tax Information: Tax Parcel ID No. 080 08 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Green, Administrator of the Estate of Helen Green,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janis Rittersbeek,** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 270 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, Page 91, Registers Office for said County.

Said Lot No. 270 fronts 55 feet on the West side of Panorama Drive and extends back 120.73 feet on the North line and 120.65 feet on the South line to a dead line in the rear on which it measures 57.78 feet.

Being the same property conveyed to Helen F. Green, Unmarried by Warranty Deed from Roy C. Taylor and wife, Mattie M. Taylor, of record in Book 4632, Page 406, in the Registers office of Davidson County, Tennessee, dated August 28, 1972 and recorded on August 28, 1972.

Helen F. Green now being deceased on November 6, 2022 in Davidson County, Tennessee. Helen F. Green having died intestate. Order authorizing Joseph Green to serve as Administrator of the Estate being filed in the Seventh Circuit Court for Davidson County, Tennessee at Nashville at, Case Number 20P2157. Third Amended Agreed Order to Approve the Sale of Certain Real Property, Pay the Debts of the Estate and to Place All Remaining Funds Into the Estate Account now being filed in in the Seventh Circuit Court for Davidson County, Tennessee at Nashville at, Case Number 20P2157 on September 23, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Bordeaux Gardens, as recorded in Plat Book 3300, Page(s) 91.

This is improved property located at 3221 Panorama Drive Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2022.

The Estate of Helen Green

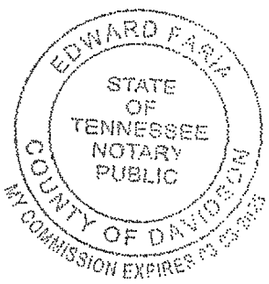
By: Joseph Green, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Green, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Administrator of the Estate of Helen Green, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of September, 2022.

Notary Public
My Commission Expires: 3-3-2025



Certificate of Authenticity

I, Holly Mason, 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 9/26/22.

Holly Mason
Affiant Signature

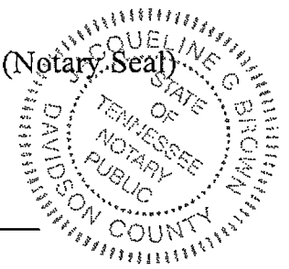
9/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of September, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)



My Commission Expires: 11/3/25