WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$510,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE September 30, 2022

Notary Public

MY COMMISSION EXPIRES: 4/26/24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Sheatu Fanning	Ronald Sheatu Fanning	098 02 0A 019.00
(NAME)	(NAME)	
7160 Silverwood Trail, Lot 19	7160 Silverwood Trail, Lot 19	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 925073 DEEDWARR
10/04/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20221004-0109459

FOR AND CONSIDERATION OF THE SUM OF FIVE HUNDRED TEN THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Riverwood Builders Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Sheatu Fanning and wife, Vakeyshela Wall-Fanning

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:

Being lot number 19 on the Plan of Deerfield Pointe as recorded in Instrument No 20170201-0010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being part of the same property conveyed to Ridge Trust by deed from Diamond Corp, of record in Instrument No. 20131230-0134396, dated 12/30/19, in Davidson County Register's Office in TN.
Being part of the same property conveyed to Diamond Corp by deed from Ridge Trust, of record in Instrument No. 20200107-0002149, dated 1/7/2020, in Davidson County Register's Office in TN.
Being part of the same property conveyed to Ridge Trust by deed from Diamond Corp, of record in Instrument No. 20201231-0154987, dated 12/31/2020, in Davidson County Register's Office in TN.
Being part of the same property conveyed to Diamond Corp by deed from Ridge Trust, of record in Instrument No. 20210120, dated 1/20/21, in Davidson County Register's Office in TN.
Being part of the same property conveyed to Ridge Trust by deed from Diamond Corp, of record in Instrument No. 20220104-0000912, dated 01/04/2022, in Davidson County Register's Office in TN.
Being part of the same property conveyed to Riverwood Builders Inc by deed from Ridge Trust, of record in Instrument No. 20220126-0009611, dated 1/26/22, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7160 Silverwood Trail, Lot 19, Hermitage, TN 37076**
(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/our hand(s) this **30th day of September, 2022.**

Riverwood Builders Inc - LH RUSHING, PRESIDENT

STATE OF Tennessee

COUNTY OF

On this 30th day of September, 2022, before me personally appeared Riverwood Builders Inc to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Riverwood Builders Inc.

Witness my hand at office on **30th day of September, 2022.**

Notary Public. My Commission Expires:

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared LH Rushing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President (title of person signing) of Riverwood Builders Inc, the within named bargainor(s), a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President (title of person signing).

Witness my hand and seal, at office, this **30th** day of **September 2022.**

Notary Public

My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 9/30/22 (date of document).

Affiant Signature

9/30/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 9/30/22

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

