WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 452,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2022.

Notary Public

COMMISSION EXPIRES: 3/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 926723 DEEDWARR
10/06/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20221006-0110352

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Austin Ricco Lydia Riffert	New Owner	060-12-0-105
(NAME)	(NAME)	
229 Capital View Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Casey Leigh Clausen, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Ricco, an unmarried man and Lydia Riffert, an unmarried woman, as Joint Tenants with Right of Survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessce, being the Easterly 65 feet of the Southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section 3, not of record, described according to a Survey 'made by John Kohl, Surveyor, on October 1, 1968, as follows:

BEGINNING on the Northerly margin of Capitol View Avenue and the Southeast corner of the property conveyed to James O. Cole and wife, by deed from T. W. Street and wife, of record in Book 2245, Page 218, Register's Office for said County; thence with the Easterly margin of said Cole Property, North 4 degrees 30' East 200 feet to the Southerly line of the property conveyed to Charlie B McGaw by deed from T. W. Street and wife, of record in Book 2297, Page 335, Register' S Office for said county; thence with the Southerly line of said McGaw Property and parallel with Northerly margin of Capitol View

Avenue, Eastwardly 65 feet to a point on the line between Lots 14 and 15; thence with said line South 4 degrees 30' West 200 feet to the Northerly margin of Capitol View Avenue, thence with said avenue, Westwardly 65 feet to the BEGINNING.

Being the same property conveyed to Casey Leigh Clausen, an unmarried woman by Quitclaim Deed from Michael Austin Heitzke, divorced-not remarried, and Casey Leigh Clausen, formerly known as Casey Legh Heitzke, divorced-not remarried of record in Instrument No. 20210621-0083410, dated May 11, 2021 and recorded June 21, 2021, Register's Office for Davidson County, Tennessee.

Said Property is not a martial status property for the Grantor.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 229 Capitol View Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37207 (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, successors 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, successors 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 our hands this 3rd day of October 2022.

Casey Leigh Clausen

Casey Leigh Clausen

State of Connecticut § WINDSOR

County of HARTFORD

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Casey Leigh Clausen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 3rd day of October 2022.

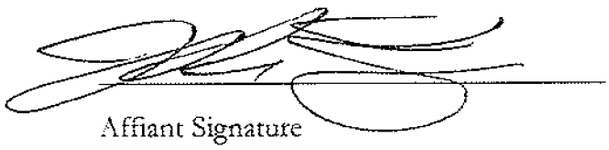
Notary Public

Commission Expires: 11/30/2025

CHERYL FORBES
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 11/30/2025

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 10/3/2022.



Affiant Signature

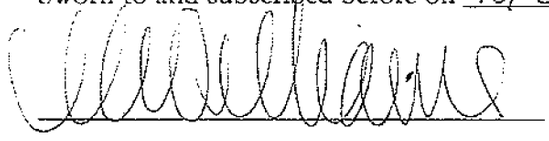
10/6/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/6/2022.



Notary Public

My Commission Expires: 5.23.23

