Karen Johnson Davidson County
Batch# 930613 DEEDWARR
10/17/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221017-0113397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/6/2024

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Comer and wife, Aretha Comer	Joe Comer (NAME)	MAP 41-10
1348 Cheshire Drive (ADDRESS)	1319 Valley Trail (ADDRESS)	PARCEL 3
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Waverly Creek, Tn 37189 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James W. Riddle and wife, Linda J. Riddle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe Comer and wife, Aretha Comer, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 500-A on the Revised Plan of Lot 500 Bellshire Estates, Section "B" of record in Book 3500, page 16, Register's Office for said County, described as follows:

BEGINNING at a point on the north margin of Cheshire Drive at the corner of Lots 500 and 500-A, as shown on the Revised Plan; thence westerly with Cheshire Drive, 155.15 feet; thence around a curve in a northwesterly direction, 39 feet to a point in the easterly margin of Brick Church Pike; thence with said Pike, northerly around a slight curve, 222.1 feet to the northwest corner of Lot 500-A; thence easterly along the northerly line of said lot, 166.64 feet to the corner of Lot 500 and 500-A; thence southerly along the line of said lots, 227.65 feet to the point of beginning.

BEING the same property conveyed to James W. Riddle and wife, Linda J. Riddle by Warranty Deed from Rickey Hardison and wife, Kathy W. Hardison, of record in Instrument No. 20080508-0047780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1348 Cheshire Drive, Nashville, TN 37207
(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 17th day of October, 2022.

WARRANTY DEED
(Continued)

James W. Riddle

Linda J. Riddle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Riddle and Linda J. Riddle, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2022.

Notary Public

My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 17TH day of OCTOBER, 2022.

Date: 10-17-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 17TH day of OCTOBER, 2022.

Theresa C Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY