Return To:

LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

Karen Johnson Davidson County
Batch# 931649 DEEDWARR
10/19/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20221019-0114096

WARRANTY DEED

EMILY H. PROCTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF OCTOBER, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 103
Catherine S. Tudor Graham A Tudar 5522 Bon Air Cir Nashville, Tennessee 37209	NEW OWNERS	GROUP 03 0 PARCEL 019.00

For and in 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, we,

Lindsay Nicole Redman Rivera and Emilio Sanchez Rivera, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

CATHERINE SCOTT TUDOR AND GRAHAM ARTHUR TUDOR, WIFE AND HUSBAND

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:

Land in Davidson County, Tennessee, being Lot No. 105, Section 2, Richland Meadows, as of record in Book 2083, Page 72, said Register's Office, to which plan reference is herein made for a more complete description,

Being the same property conveyed to Lindsay Nicole Redman, an unmarried woman and Emilio Sanchez Rivera, an unmarried man, as tenants in common with the right of survivorship, by Warranty Deed from Tim J. Villager and wife, Nyla J. Villager, a one-half (1/2) undivided interest, as tenants by the entireties and Jeffrey A. Silbar, a married man, a one half (1/2) undivided interest, as tenant in common, date April 18, 2019 and filed of record in Instrument Number 20190506-0042172, In the Register's Office for Davidson County, Tennessee.

Lindsay Nicole Redman Rivera, being one in the same as, **Lindsay Nicole Redman**

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5522 Bon Air Cir, Nashville, Tennessee 37209.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 16th day of October, 2022.

Lindsay Nicole Redman Rivera

Emilio Sanchez Rivera

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Lindsay Nicole Redman Rivera,** and **Emilio Sanchez Rivera,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 11/14/2023

STATE OF NEW MEXICO
NOTARY PUBLIC
Rosalinda Pascual
Commission No. 1127553
November 14, 2023

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

I, Emily Prophet, 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 10.16.22 (date of document).

Affiant Signature

10-19-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of October, 2022.

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

