# WARRANTY DEED

Karen Johnson Davidson County
Batch# 946869 DEEDWARR
12/01/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20221201-0126014

G-VRES-22-1217

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Maribeth Horner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S): |
|---|---|---|
| **Maribeth Horner** | American Pacific Mortgage | |
| (NAME) **1217 Rockeford Drive** | (NAME) 588 Menlo Dr Suite C | 155-08-0-E016.00-CO |
| (ADDRESS) **Nashville, TN 37221-4152** | (ADDRESS) Rocklin CA 95765 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATTI LORRAINE TRIBBLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIBETH HORNER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 75 on the Plan of Resubdivision of Bellevue Highlands, Phase 1 of record in Plat at Instrument No. 20010202-0010398, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kim Chadwick Tribble and Patti Lorraine Tribble, husband and wife by Warranty deed from Rian Rainey and Maryann Rainey, husband and wife of record in Instrument No. 20171030-0111247 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on October 30, 2017. The said Kim Chadwick Tribble having died August 26, 2021 leaving property to Patti Lorraine Tribble as the sole surviving tenant by entirety.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 9700, Page 955, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010202-0010398, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11592, Page 670 and amended in Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deeds conveying open spaces of record in Instrument Number 20010924-0102911 and Instrument No. 20020506-0054929, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11509, Page 615, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1217 Rockeford Drive, Nashville, Tennessee 37221-4152**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF DECEMBER, 2022.

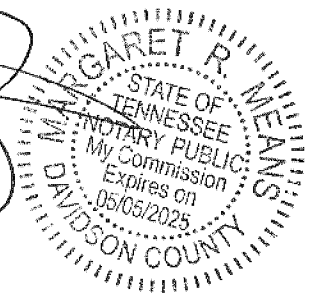
Patti Lorraine Tribble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTI LORRAINE TRIBBLE, the within named bargainor, 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 1st of December, 2022.

Notary Public
My Commission Expires:
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Shei Eyrl, 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 this 1st day of December, 2022

Shei Eyrl

Dated 12/1/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Shei Eyrl who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of December, 2022.

My commission expires: 2/12/23

Notary Public

