This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19945-MF

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19945-MF

Karen Johnson Davidson County
Batch# 955387 DEEDWARR
12/28/2022 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20221228-0132832

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Kare Donnell
Affiant

Subscribed and sworn to before me, this the 27th day of December, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Everett Gerald House and Kenneth Ray House 4487 Post Place, #18 Nashville, TN 37205	New Owner	103 15 0B 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Marjorie German Rice, an unmarried woman, and Cynthia Rice Simonet, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Everett Gerald House, and Kenneth Ray House, as joint tenants with rights of survivorship**, 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 Unit No. 18 of Lion's Head Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, and shown on a Plan of record in Plat Book 5200, Page 82, in the Register's Office of Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which are an exhibit thereto) including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in said Plan, Master Deed and By-Laws, all of which that Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Dolores Ann Buck Rice, now known as Dolores Ann Buck House, by Quit Claim Deed from Everett House, of record in Instrument No. 20220119-0007358, in the Register's Office of Davidson County, Tennessee, dated December 31, 2021 and recorded on January 19, 2022. The said Dolores Ann Buck House died on July 13, 2022. See Affidavit of Heirship at Instrument No. 20221019-0114136.

Being the same property conveyed to Dolores Ann Buck Rice, a single person, by Warranty Deed from Thomas W. Molteni and wife, Beth L. Molteni, of record in Book 6594, Page 700, in the Register's Office of Davidson County, Tennessee, dated June 28, 1985 and recorded on June 28, 1985.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **4487 Post Place, #18, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2022.

GRANTOR:

N/A
Marjorie German Rice

Cynthia Rice Simonet
Cynthia Rice Simonet

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marjorie German Rice and Cynthia Rice Simonet, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of December, 2022.

Notary Public
My Commission expires: 6-30-2025

TRACY LEWIS- NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 30,2025
STATE OF OHIO

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2022.

GRANTOR:

Marjorie German Rice

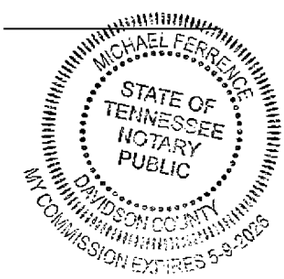
Cynthia Rice Simonet

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marjorie German Rice and ~~Cynthia Rice Simonet,~~ the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of December, 2022.

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Michael Perrence, do hereby make oath that I am 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 12/27/22.

Affiant Signature

12/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of December, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires