Karen Johnson Davidson County
Batch# 957889 DEEDWARR
01/04/2023 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20230104-0000719

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-23-25
(AFFIX SEAL)

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

W-FR-22-3232

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)
Ashley Jackson	U	
(NAME) **3232 Penn Meade Way**	(NAME) U	**052-13-0B-335-00**
(ADDRESS) **Nashville, TN 37214-1177**	(ADDRESS) U	
(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, **SIERRA G. BECKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY JACKSON,** 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 18 on the plan of RIVER GLEN PLANNED UNIT DEVELOPMENT PHASE 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument No. 20040713-0083147 and amendment recorded in Instrument No. 20040915-0111299 and Resolution recorded in Instrument No. 20040915-0111301, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sierra G. Becker, an unmarried woman, by Warranty Deed from Mia L. Walker, unmarried, of record in Instrument No. 202009160105916, Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 16, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20040212-0016958, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 650, 651 and 671, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7296, Page 484, Book 11030, page 731 and Book 3961, page 681, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Glen, a Horizontal Property Regime of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, Instrument No. 20020425-0051349, Register's Office for Davidson County, Tennessee.
- By-Laws of River Glen of record in Instrument Number 20040713-0083147, in the Register's Office for Davidson County, Tennessee.
- Charter of River Glen Homeowner's Association of record in Instrument Number 20020425-0051348, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to River Glen Homeowner's Association of record in Instrument Number 20040713-0083148, in the Register's Office for Davidson County, Tennessee.
- Water and Sanitary Sewer Easements of record in Book 7061, Page 196, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010816-0088874, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of River Glen Homeowners Association of record in Book 8069, Page 158, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Instrument Number 20040915-0111301, 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: **3232 Penn Meade Way, Nashville, Tennessee 37214-1177**.

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 3rd DAY OF JANUARY, 2023.

Sierra G. Becker
Sierra G. Becker

Kalin Mitchell

Kalin Mitchell, spouse of Sierra G. Becker, hereby joins in this conveyance and does transfer and convey any and all marital interest Kalin Mitchell may have in and to the above-described tract or parcel of land.

STATE OF California
COUNTY OF Napa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SIERRA G. BECKER, 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 3rd of January, 2023.

Notary Public
My Commission Expires: April 12, 2025
(SEAL)

DIANA E. LYONS
Notary Public - California
Napa County
Commission # 2354220
My Comm. Expires Apr 12, 2025

STATE OF California
COUNTY OF Napa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALIN MITCHELL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2023.

Notary Public
My Commission Expires: April 12, 2025
(SEAL)

DIANA E. LYONS
Notary Public - California
Napa County
Commission # 2354220
My Comm. Expires Apr 12, 2025

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

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Napa }

On 01-03-2022 before me, Diana E. Lyons, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Sierra G. Becker and Kalin Mitchell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DIANA E. LYONS
Notary Public - California
Napa County
Commission # 2354220
My Comm. Expires Apr 12, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 01-03-2022 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1-3-2023 (date of document).

Affiant Signature

1-4-2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY