Karen Johnson Davidson County
Batch# 958044 DEEDWARR
01/05/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20230105-0000930

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227871

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $529,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of December, 2022.

Notary Public
My Commission Expires: 3/28/2026

WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 2022, among:

RACHEL CARRIGAN N/K/A RACHEL RICHARDSON AND CLAYTON RICHARDSON, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MELISSA RICHMAN, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land situated in Davidson County, Tennessee, being Unit TH12, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rachel Carrigan, a single woman and Clayton Richardson, a single man, as joint tenants with right of survivorship by deed from Charlotte Parkside, Inc., a Tennessee corporation, dated February 12, 2020, of record in Instrument No. 20200213-0016515, Register's Office for Davidson County, Tennessee.

Rachel Carrigan has since married and is now known as Rachel Richardson.

This property being known as 228 Croleywood Lane, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Rachel Carrigan n/k/a Rachel Richardson

Rachel Carrigan n/k/a Rachel Richardson

Clayton Richardson

State of MS
County of LAMAR

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Rachel Carrigan n/k/a Rachel Richardson and Clayton Richardson,** the within named bargainor(s), 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 28 day of December, 2022.

Sue Walters

Notary Public
My Commission Expires: 7-9-23

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 70447 SUE WALTERS Commission Expires July 9, 2023 FORREST COUNTY

Owner Name & Property Address:

Name: Melissa Richman
Address: 228 Croleywood Lane
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Same as New Owner
Address: _____
City, State, Zip: _____

Tax ID: 090-12Q-019.00

Certificate of Authenticity

I, Jameika Jones, 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 12/30/2022.

Date

Jameika Jones
Affiant Signature

01/05/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of January, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)