Karen Johnson Davidson County
Batch# 959655 DEEDWARR
01/10/2023 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20230110-0002171

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5206

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2022

Notary Public

Commission Expires: 9-7-26

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anas Ahmad and Ramziya Ali 1821 Bryce Circle Nashville, TN 37211	New Owners	172 15 0A 228.00

WARRANTY DEED

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, I/WE,

Christopher R. Ricci, an unmarried man and Arielle St Pe' FKA Arielle Ricci, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anas Ahmad and Ramziya Ali

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. 187, Section Twelve, Holt Woods Subdivision, as shown on plat of record in Plat Book 9700, page 723, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed by Warranty Deed from Cameron Boone and Kristal Boone, husband and wife to Christopher R. Ricci and Arielle Ricci, as husband and wife, dated March 24, 2016 and recorded March 28, 2016, as Instrument No. 20160328-0028442 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $256,000.00.

Christopher R. Ricci and Arielle Ricci having since divorced on or around April 7th, 2022, and filed in the Williamson County Circuit Court, TN. Case No. 2021-283.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1821 Bryce Circle, Nashville, TN 37211

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 so 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.

Dated this the 30th day of December, 2022.

Arielle St Pe'

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2022, before me personally appeared Arielle St Pe', to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2022.

Notary Signature
My commission expires: 12-11-23

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dated this the 30th day of December, 2022.

Christopher R Ricci

Christopher R. Ricci

STATE OF VIRGINIA
COUNTY OF ISLE OF WIGHT

Before me, the undersigned authority, on this day virtually appeared Christopher R. Ricci, ___ known to me or _X_ proved to me through _TN driver license_ (description of identity card) to be the person whose name is to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. This notarial act was performed online by way of two-way audio/video communication technology.

Given under my hand and seal of office this 30th day of December, 2022.

Jennifer Lee Williamson

Notary Signature
Printed Name: Jennifer Lee Williamson
My commission expires: 09/30/2024

JENNIFER LEE WILLIAMSON
Electronic Notary Public
Commonwealth of Virginia
Registration No. 7880274
My Commission Expires Sep 30, 2024

This Notarization was conducted using audio/video technology provided by eNotaryLog, LLC
Document ID: 9ce59a9a-6aba-4b24-b8dc-854b407125ca

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/30/2022.

Affiant Signature

01/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of Jan., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY