Karen Johnson Davidson County
Batch# 962222 DEEDWARR
01/18/2023 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230118-0004118

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13781-BW

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES: ____

(AFFIX SEAL)

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Raitiere	NEW	
5111 Indiana Avenue	OWNER	091-11-0-210.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Pryor, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Michael Raitiere, an unmarried man**

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. 1 on the Plan of Resubdivision Plat for Map 91-11 Parcel 210 or 5111 Indiana Ave of record in Plat at Instrument No. 20020506-0055202, 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 Michael Pryor, unmarried, by Warranty Deed from Benjamin L. Daniel and Jessica Levine Daniel, husband and wife, of record in Instrument No. 20200316-0028830, Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 16, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **5111 Indiana Avenue, Nashville, TN 37209**

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. 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 our hands this the 12 day of January, 2023.

Michael Pryor

STATE OF Missouri
COUNTY OF St Louis City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Pryor, unmarried** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of January, 2023.

My Commission expires: 9/11/2023

Margaret Barnum
Notary Public

MARGARET BARNUM
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI - ST LOUIS CITY
Commission Number: 22075369
My Commission Expires: September 11, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 12, 2023.

Affiant Signature

1/12/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of January, 2023.

Notary Public

Notary's Seal:

