Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
423-1022

Karen Johnson Davidson County
Batch# 967851 DEEDWARR
02/06/2023 12:02:34 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230206-0008465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kerianne Marie Ryan, an unmarried woman and Tobias Sinclair Green, an unmarried man, as tenants in common with right of survivorship** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Elizabeth Simpson, a single woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 in Block "F" as shown on map entitled Hulme Farms, now known as Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Kerianne Marie Ryan, an unmarried woman and Tobias Sinclair Green, an unmarried man, as tenants in common with right of survivorship by deed from The Twin Team, LLC, dated August 22, 2019, of record in Instrument No. 20190823-0084879, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4022 Church Street, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sarah Elizabeth Simpson	CapStar Bank	064-05-0-115.00
4022 Church Street	2002 Richard Jones Rd, Ste 300A	
Old Hickory, TN 37138	Nashville, TN 37215	

WITNESS THE EXECUTION HEREOF this 2nd day of February, 2023.

Kerianne Marie Ryan

Kerianne Marie Ryan

State of NC

County of Durham

On this 2nd day of February, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Kerianne Marie Ryan,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Pamela B Wilcher

Notary Public

My Commission Expires: 5/12/2027

PAMELA B. WILCHER NOTARY PUBLIC DURHAM COUNTY, N.C.

WITNESS THE EXECUTION HEREOF this 3rd day of February, 2023.

Tobias Sinclair Green

Tobias Sinclair Green

State of Tennessee
County of Davidson

*TOBIAS SINCLAIR GREEN

On this 3rd day of February, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named ~~Xxxxxxxxxxxxxxx~~*, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 360,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of February, 2023.

Notary Public

My Commission Expires: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY