WARRANTY DEED

Karen Johnson Davidson County
Batch# 971744 DEEDWARR
02/16/2023 03:05:43 PM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20230216-0011447

File No. EM-23-3837

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Rider & Carina Rider	Same as new owner	
(NAME)	(NAME)	
4818 Danby Drive		147-05-0-119.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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/we, **Ryan Van Nuck and Ashley Van Nuck, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Rider and Carina Rider, a married couple** HEREINAFTER CALLED THE GRANTEE, 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. 84 on the Plan of Section One, Revised, Caldwell Hall, of record in Plat Book 2900, Pages 57 through 59, inclusive, in the Register's Office for said County. Said Lot No. 84 fronts 85 feet on the East side of Danby Drive, and extends back 128 feet on the North line and 120 feet on the South line to a dead line in the rear, which is a broken line, on which it measures 103.4 feet.

Being the same property conveyed to Ryan Van Nuck by Warranty Deed from David A. Vigil, a married man, joined by his spouse, Michele Vigil, of record in Instrument No. 20140610-0050149, Register's Office for Davidson County, Tennessee, dated May 31, 2014 and recorded on June 10, 2014.

Ryan Van Nuck is one and the same person as Ryan Allen Vannuck and Ryan A Van Nuck. Ryan A Van Nuck is now married to Ashley Van Nuck.

This is property more commonly known as 4818 Danby Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RU-23-4818

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 this 13th day of February, 2023.

Ryan Van Nuck

Ashley Van Nuck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2023, before me personally appeared Ryan Van Nuck and Ashley Van Nuck, 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 13th day of February, 2023.

Notary Signature
My commission expires: 3-3-26

