WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Shaina Michelle Riddle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #23-DM-1117-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 973750 DEEDWARR
02/23/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230223-0012911

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Jeruh Riddle, JR. and Shaina Michelle Riddle	**PNC Bank, N.A.**	
(NAME)	(NAME)	
1117 Wembley Drive	**PO Box 8800**	**064 16 0C 036.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Dayton, OH 45482-0340**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF GAYLE LEE PRICE, MICHAEL LEE PRICE, UNMARRIED AND DERRICK LEE PRICE, MARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY JERUH RIDDLE, JR. AND SHAINA MICHELLE RIDDLE, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 25 on the Plan of Section Two Wembley Downs R8 Residential P.U.D., of record in Plat Book 7900, Page 363, Register's Office for said County.

Said Lot No. 25 fronts 46.52 feet on the Southerly margin of Wembley Drive and extends back 112.91 feet on the Easterly line and 113.21 feet on the Westerly line to a dead line in the rear measuring 32.40 feet thereon.

Being the same property conveyed to Gayle L. Price, by Warranty Deed from Phillips Builders, Inc., of record in Book 8765, Page 514, in the Register's Office for Davidson County, Tennessee, dated October 20, 1992 and recorded on October 23, 1992. The said Gayle L. Price died on June 17, 2022 (testate), devising subject property to Michael Lee Price and Derrick Lee Price (devisees). See Probate Case No. 22P-1828, Davidson County, 20th Judicial District for the State of Tennessee Seventh Circuit Court.

The Grantors represent and warrant that the property is not now and never has been their marital residence. Therefore, Grantor's spouse has not acquired any interest in the property.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two Wembley Downs R8 Residential P.U.D., as recorded in Plat Book 7900, Page(s) 363.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Wembley Downs R8 Residential P.U.D., as recorded in Plat Book 8250, Page 06.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 8304, Page 623, as amended in Book 8447, Page 633, as supplemented in Book 8587, Page 268, Amendment to the Bylaws in Book 9522, Page 349 and Rules & Regulations in Instrument No. 20220718-0081777.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1117 Wembley Drive, Hermitage, TN 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23 day of February, 2023.

Estate of Gayle Lee Price

By: _____
Michael Lee Price, Executor

By: _____
Michael Lee Price, Devisee

By: _____
Derrick Lee Price, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2023, before me personally appeared Michael Lee Price, as Executor and as Devisee of Estate of Gayle Lee Price, 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 23 day of February, 2023.

_____
Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2023, before me personally appeared Derrick Lee Price, Devisee of Estate of Gayle Lee Price, 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 23 day of February, 2023.

_____
Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 February 23, 2023.

Tori Cole

Affiant Signature

Date: 2/23/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this February 23, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

