WARRANTY DEED

Karen Johnson Davidson County
Batch# 976893 DEEDWARR
03/03/2023 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20230303-0015398

W-HF-23-574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Johnson **Chris Dearing and Georgiana Dearing**	Wesley Mortgage LLC	
(NAME) **574 Anderson Ln**	(NAME) 9009 Carothers Pkwy Ste A-3	**043-06-0-163-00**
(ADDRESS) **Madison, TN 37115-2945**	(ADDRESS) Franklin, TN 37067	
(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, **RICHARD BLOCK, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH JOHNSON, MARRIED AND CHRIS DEARING AND GEORGIANA DEARING, HUSBAND AND WIFE, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** 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. 19 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 76.0 feet on the Southerly margin of Anderson Lane and extends back 147.02 feet on the Easterly line and 149.78 feet on the Westerly line to a line in the rear measuring 76.05 feet thereon.

Being the same property conveyed to Richard Block, a married man by Warranty Deed from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20220725-0084386 Register's Office for Davidson County, Tennessee, dated July 19, 2022 and recorded on July 25, 2022.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3794, Page 933, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **574 Anderson Ln, Madison, Tennessee 37115-2945**.

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 2nd DAY OF MARCH, 2023.

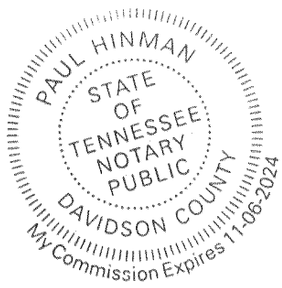
Richard Block

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2023.

Notary Public
My Commission Expires: 11-6-24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Diane March,** 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 this the 2nd day of March, 2023.

Affiant Signature
Date 03/02/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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