Karen Johnson Davidson County
Batch# 982801 DEEDWARR
03/21/2023 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230321-0020303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/24
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Aaron Ryan	Legacy Home Loans, LLC dba Steadfast Mortgage	Map: 136050A05800CO
(NAME) 3016 Harbor Lights Drive	(NAME) 1036 Stearman Drive, Ste. 6	
(ADDRESS) Nashville, TN 37217	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA BRISTOW, AN UNMARRIED WOMAN, AND PAMELA JONES, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL AARON RYAN, UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 63 on the Plan of Bayview Estates, Phase Two, (A Planned Unit Development) of record in Plat at Instrument No. 20000609-0057633 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Bristow, a married woman and Pamela Jones, an unmarried woman, by deed from Caleb Z. Bedgood an Deidra B. Bedgood, husband and wife, of record in Instrument No. 20190318-0024630, dated March 15, 2019, Register's Office for said County.

This conveyance is made subject to: (1)2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 200006090057633, said Register's Office; (3) Landscape Easement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee; (4) Roadway Easement of record in Book 3708, Page 237, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Book 7830, Page 233, in the Register's Office for Davidson County, Tennessee; (6) Easement of record in Book 10085, Page 576, in the Register's Office for Davidson County, Tennessee; (7) Easement to BellSouth of record in Book 11762, Page 271, in the Register's Office for Davidson County, Tennessee; (8) Charter for Homeowners Association of record in Instrument No. 20030717-0100235, in the Register's Office for Davidson County, Tennessee; (9) Deed of common areas to Homeowners Association of record in Instrument No. 200007100068261, Instrument No. 20020104-0001404, Instrument No. 20030717-0100236 and Instrument No. 20040401-0036663, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10323, Page 55, amended in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163, Instrument No. 20020104-0001403, Instrument No. 20030625-0087233 and Instrument No. 20040401-0036662, Book 10323, Page 86, amended in Book 10727, Page 268, said

Register's Office.

unimproved ☐
This is improved ☒ property, known as 3016 Harbor Lights Drive, Nashville, TN 37217
(House No.) (Street) (F.O. Address) (City or Town) (Postal Zip)

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 21st day of March, 2023.

Barbara Bristow

Pamela Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Bristow and Pamela Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of March, 2023.

My Commission Expires: 3·3·26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 March 21, 2023.

(AFFIANT) – Julia Wyatt

03/21/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of March, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY