Karen Johnson Davidson County
Batch# 986840 DEEDWARR
03/30/2023 01 53 44 PM 3 pgs
Fees $18 00 Taxes $1,258 00
20230330-0023206

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No.. 62986
Dav Co File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
FARE, LLC 108 Bella Vista Dr Goodlettsville, TN 37218	NEW OWNER

TAX MAP PARCEL NUMBERS: 08101006800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tanya C. Prichard, Trustee of the Tanya C. Prichard Revocable Living Trust, dated August 1, 2017 and Lisa Luck, Successor Trustee of the Tanya C. Prichard Revocable Living Trust, dated August 1, 2017**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **FARE, LLC, a Tennessee limited liability company,** 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 the southwesterly 70 feet of Lot No. 23 on the Map of Hailey's subdivision of a part of Block No. 5 in G. T. Sheegog's Subdivision at Bordeaux, Tennessee, a plan of which is of record in Book 547, page 155, of the Register's Office for Davidson County, Tennessee.

SAID 70 feet of Lot No. 23 fronts 70 feet on the easterly side of River Drive and run back on the northerly line 145 feet more or less to the low water line of the Cumberland River, and run back on the southerly line 146.5 feet more or less, to said low water line of said Cumberland River shows 70 feet thereon.

Being the same property conveyed to Tanya Houston Crutchfield Prichard by Waranty Deed from Clarence H Woodward, a single person, dated February 3, 1997 and recorded on February 6, 1997 of record in Book 10342, page 950, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated August 1, 2017, recorded August 14, 2017, of record in Instrument No. 20170814-0082919, said Register's Office, subject property was conveyed to Tanya C. Prichard, Trustee of the Tanya C Prichard Revocable Living Trust, dated August 1, 2017. By Modification of Trust as to Appointment of Successor Trustee dated October 31, 2017, Lisa Luck was named as successor trustee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years, All Matters shown on the Plan of record in Book 547, page 155, said Register's Office Flowage easement to the United States of America of record in Book 2145, page 201, said Register's Office, Subject to the flow of the Cumberland River over so much of hte premises as may be therein, No insurance is afforded as to the exact amount of acreage contained herein

This is improved property, known as 1826 River Drive, Nashville, TN 37218

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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

WITNESS THE EXECUTION HEREOF this 22 day of March, 2023

Tanya C. Prichard Revocable Living Trust, dated August 1, 2017

By: Tanya C. Prichard
Tanya C. Prichard, Trustee

Tanya C. Prichard Revocable Living Trust, dated August 1, 2017

By: _____
Lisa Luck, Successor Trustee

State of Tennessee

County of Putnam

On this 22 day of March, 2023, before me the undersigned authority, personally appeared **Tanya C. Prichard, Trustee of the Tanya C. Prichard Revocable Living Trust, dated August 1, 2017,** 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

My Commission Expires: 4-17-23

GREGORY L. GROTH
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

State of Tennessee

County of Putnam

On this 22 day of March, 2023, before me the undersigned authority, personally appeared **Lisa Luck, Successor Trustee of the Tanya C. Prichard Revocable Living Trust, dated August 1, 2017,** 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

My Commission Expires: 4-17-23

GREGORY L. GROTH
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $340,000 00.

Margaret Smith
Affiant

Sworn and subscribed before me this 28 day of March, 2023.

S Denise Woods
Notary

My Commission Expires

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024