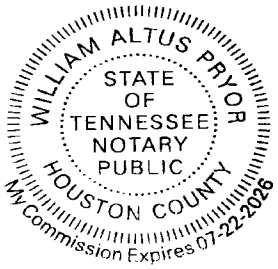
Karen Johnson Davidson County
Batch# 986906 DEEDWARR
03/31/2023 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,640.95
20230331-0023288

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $443,500.00 Affiant Subscribed and sworn to before me This 29 day of March, 2023. Notary Public My Commission Expires:



Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Zane Edward Ritter, Rachael Elizabeth Ritter, John G. Dodd, Kay A. Dodd 8021 Settlers Way, Nashville, Tennessee 37221	Pinnacle Bank, 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	**126 15 0A 070.00**
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mattie L. Perryman**, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Zane Edward Ritter and Rachael Elizabeth Ritter, husband and wife, and John G. Dodd and Kay A. Dodd, husband and wife,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 282 on the Plan of Boone Tract at Biltmore, Phase One of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mattie L. Perryman and Charles H. McCullough by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 9750, Page 445, said Register's Office for Davidson County, Tennessee.

Charles H. McCullough, a/k/a Charles H. McCullough, Jr., is now deceased. He died on February 14, 2001. At the time of his death, Charles H. McCullough, Jr. was unmarried and had no children, and his heirs at law were his mother, Mattie L. Perryman, and his father Charles H. McCullough, Sr.

Charles H. McCullough, Sr. is now deceased. He died on November 3, 2012. His heirs at law at the time of his death were his son, Bryant K. McCullough, his daughter Laura A. Carter, and his wife Lula McCullough, each receiving an equal portion of his share.

An Affidavit of Heirship showing proof of the heirship of the deceased persons mentioned herein is of record in Instrument No. 20230328-0022684, Register's Office of Davidson County Tennessee.

Bryant K. McCullough Quitclaimed his interest in the real property as described herein to Mattie L. Perryman of record in Instrument No. 20230328-0022689, Register's Office of Davidson County, Tennessee.

Laura A. Carter Quitclaimed her interest in the real property as described herein to Mattie L. Perryman of record in Instrument No. 20230328-022685, Register's Office of Davidson County, Tennessee.

Lula McCullough Quitclaimed her interest in the real property as described herein to Mattie L. Perryman of record in Instrument No. 20230328-0022686, Register's Office of Davidson County, Tennessee.

This is improved property commonly described as 8021 Settlers Way, Nashville, Tennessee 37221.

This is the same legal description found in the last deed of record.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2023 and subsequent years, a lien not yet due and payable. Map & Parcel; 126150a07000co.
2. Taxes for 2022 were paid in the amount of $2,422.34.

3. Covenants as of record in book 9342, page 312, book 9735, page 931, book 10032, page 813, book 10306, page 817, book 11455, page 443 and Instrument no. 20010717-0075902, said Register's Office.
4. Easement of record in book 8992, page 62 and book 9665, page 420, said Register's Office.
5. Subject to all matter on boundary plat in book 6900, page 470, said Register's Office
6. Subject to all matters as disclosed on plat in book 7900, page 67 and amended in book 10290, page 150, said Register's Office.
7. Charter of Boone Trace HOA in book 6907, page 534, said Register's Office.
8. Deed to Boone Trace HOA in Instrument No. 20011119-0126831, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of March, 2023. GRANTOR:

Mattie L. Perryman

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of March, in the year 2023, before me the undersigned, personally appeared **Mattie L. Perryman** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 29th day of March, 2023.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelly do hereby make oath that I am a licensed attorney and/or 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 3/29/23.

Brenda Shelly

AFFIANT

DATE: 3/30/23

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 30 day of March, 2023.

NOTARY PUBLIC

My Commission Expires:

