Karen Johnson Davidson County
Batch# 997242 DEEDWARR
04/27/2023 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,138.60
20230427-0031212

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

The actual consideration or value, whichever is greater, for this transfer is $578,000.00.

April W. Zillmann
Affiant

Subscribed and sworn to before me this 25th day of April, 2023.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2023-146

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erika Dill and Kyle Webb	New Owners	
7145 Silverwood Trail		098 02 0A 027.00
Nashville, TN, 37076		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jordan Smith Ringo and Cody W. Ringo, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Erika Dill and Kyle Webb, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 27 on the Plan of Deerfield Pointe as recorded in Instrument No. 20170201-0010846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Diamond Corp., a Tennessee Corporation by Deed of Correction from C.D. Contractors, Boardwalk, F.L.P., and CEEMAC Revocable Trust, DF Rushing, Cody D. Rushing and Holly C. Scott, as Trustees of record in Instrument No. 20170320-0026612, Register's Office for Davidson, Tennessee, dated March 14, 2017 and recorded on March 20, 2017.

Being a portion of the same property conveyed to Trend Trust, LH Rushing Trustee by Quit Claim Deed from Diamond Corp. of record in Instrument No. 20171228-0131923, Register's Office for Davidson, Tennessee, dated December 27, 2017 and recorded on December 28, 2017.

Being a portion of the same property conveyed to Diamond Corp. by Quit Claim Deed from Trend Trust, LH Rushing Trustee of record in Instrument No. 20180104-0001366, Register's Office for Davidson, Tennessee, dated January 2, 2018 and recorded on January 4, 2018.

Being a portion of the same property conveyed to Trend Trust, LH Rushing Trustee by Quit Claim Deed from Diamond Corp. of record in Instrument No. 20181231-0126257, Register's Office for Davidson, Tennessee, dated

December 27, 2018 and recorded on December 31, 2018.

Being a portion of the same property conveyed to Diamond Corp. by Quit Claim Deed from Trend Trust, LH Rushing Trustee of record in Instrument No. 20190104-0001282, Register's Office for Davidson, Tennessee, dated <insert dated date> and recorded on January 4, 2019.

Being a portion of the same property conveyed to Ridge Trust, LH Rushing Trustee by Quit Claim Deed from Diamond Corp. of record in Instrument No. 20191230-0134396, Register's Office for Davidson, Tennessee, dated December 30, 2019 and recorded on December 30, 2019.

Being a portion of the same property conveyed to Diamond Corp. by Quit Claim Deed from Ridge Trust, LH Rushing Trustee of record in Instrument No. 20200107-0002149, Register's Office for Davidson, Tennessee, dated January 2, 2020 and recorded on January 7, 2020.

Being the same property conveyed to Blackstone Builders Inc., a Corporation by Quit Claim Deed from Diamond Corp. of record in Instrument No. 20200909-0102320, Register's Office for Davidson, Tennessee, dated September 4, 2020 and recorded on September 9, 2020.

Being a portion of the same property conveyed to AMS Trust by Quit Claim Deed from Blackstone Builders Inc. of record in Instrument No. 20201231-0154990, Register's Office for Davidson, Tennessee, dated December 29, 2020 and recorded on December 31, 2020.

Being a portion of the same property conveyed to Blackstone Builders Inc. by Quit Claim Deed from AMS Trust of record in Instrument No. 20210122-0009501, Register's Office for Davidson, Tennessee, dated January 13, 2021 and recorded on January 22, 2021.

Being the same property conveyed to Cody W. Ringo and Jordan Smith Ringo, husband and wife by Warranty Deed from Blackstone Builders Inc. of record in Instrument No. 20210415-0050098, Register's Office for Davidson, Tennessee, dated April 13, 2021 and recorded on April 15, 2021.

Commonly Known As: 7145 Silverwood Trail, Nashville, TN 37076

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7145 Silverwood Trail, Nashville, 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 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 25th day of April, 2023.

Jordan Smith Ringo

Jordan Smith Ringo

Cody W. Ringo

Cody W. Ringo

STATE OF ~~TENNESSEE~~ Alabama AC
COUNTY OF ~~DAVIDSON~~ Tuscaloosa AC

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2023.

Notary Public
My Commission Expires:

A COLLINS
Notary Public
Alabama State at Large
My commission expires
May 7, 2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/25/2023.

D. Shayne Adair

4/27/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 **day of** April, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026