Karen Johnson Davidson County
Batch# 997413 DEEDWARR
04/28/2023 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230428-0031495

37583

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2023.

Notary Public

My commission expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Electric Rugby Trust	FBMM Inc.	**135160A05400CO**
2608 Ravine Drive	Po Box 340020	
Nashville, TN 37217	Nashville TN 37203	

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, **Sydney A. Smith and Zach R. Noonan, both unmarried, as joint tenants with rights of survivorship,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Electric Rugby Trust under agreement dated April 24, 2023** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 2608 Ravine Drive, Nashville, TN 37217, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Subdivision of Tracts 8,9,10 of Nashboro Village of record in Plat Book 5200, Page 186-189, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sydney A. Smith and Zach R. Noonan, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Kevin Adams, unmarried and Dustin Hall, unmarried, dated 03/14/2016 and recorded 03/16/2016 in Instrument No. 20160316-0025038, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 135160A05400CO

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is property known as: 2608 Ravine Drive, Nashville, TN 37217.

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 in

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 my/our hand(s) this 28th day of April, 2023.

Sydney A. Smith

Zach R. Noonan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2023, before me personally appeared **Sydney A. Smith and Zach R. Noonan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of April, 2023.

Notary Public

Commission Expiration:

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 23-1155TN

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/28/23 (date of document).

Affiant Signature

4/28/23
Date

State of Tennessee

County of Davidson

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

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY