Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RE-23-1940

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-20840-AP

Karen Johnson Davidson County
Batch# 1001537 DEEDWARR
05/10/2023 10 02 56 AM 2 pgs
Fees $13 00 Taxes $1,813 00

20230510-0034760

STATE OF TENNESSEE
COUNTY OF Davidson

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $490,000 00.

Ryan Anderson
Affiant

Subscribed and sworn to before me, this the 5th day of May, 2023.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan Anderson 1940 Stonewater Dr Hermitage, TN 37076	Same as new owner	097-02-0A-514-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shawn M. George and Jenna B. Paulson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan Anderson, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, being all of Lot No. 514, Final Plat, Section One, Phase 6C, Villages of Riverwood, according to survey and plat of same appearing of record in Instrument No 20160129-0008909; as corrected in Instrument No. 20160310-0022987, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shawn M. George and Jenna B. Paulson, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated September 21, 2016, recorded September 26, 2016, of record in Instrument No 20160926-0100993, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1940 Stonewater Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2023

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GRANTOR

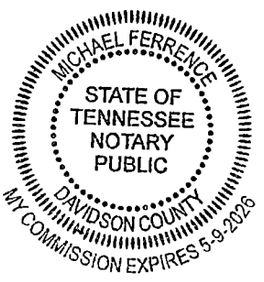
Shawn M. George

Jenna B. Paulson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawn M. George and Jenna B. Paulson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2023



Notary Public
My Commission expires _____