Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1006959 DEEDWARR
05/24/2023 10 51 44 AM 2 pgs
Fees $13 00 Taxes $2,627 00

20230524-0039069

DM-KW-23-6809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUG. 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Robert R. Lavieri and Jana Shirley Rice		
(NAME)	(NAME)	
6809 Cloudland Drive	NEW OWNER	129 15 0 117 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK FOX, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT LAVIERI, UNMARRIED, AND JANA KRISTIN SHIRLEY-RICE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 80 on the Plan of Section 2, West Meade Highlands, as of record in Book 3700, Pages 124 and 125, Register's Office for said County

Said Lot No 80 fronts 102 8 feet on the Southwesterly side of Cloudland Drive, and extends back between lines 196 6 feet on the Northwesterly line and 152 3 feet on the Southeasterly line to a dead line in the rear, measuring 131 7 feet thereon

Being the same property conveyed to Patrick Fox, by Warranty Deed from David W Kline, Executor of the Estate of Olita L Kline, of record in Instrument No 20070124-0009696, in the Register's Office of Davidson County, Tennessee, dated November 30, 2006 and recorded on January 24, 2007 The above-described property has never been the primary marital residence for the grantor and his/her spouse

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, West Meade Highlands, as recorded in Book 3700, Pages 124 and 125
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4132, Page 146
- No coverage is provided as to the amount of acreage or square footage of the land
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6809 Cloudland Drive, Nashville, Tennessee 37205**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22 DAY OF MAY, 2023

Patrick Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2023

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212