Karen Johnson Davidson County
Batch# 1008040 **DEEDWARR**
05/26/2023 09:30 01 AM 2 pgs
Fees $13 00 Taxes $10,619 00

20230526-0039812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,870,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 01.08.2024
(AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No P23-5951-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Victor Todd Figler and Katherine Figler	NEW OWNER	13008002000
(NAME)	(NAME)	
4331 Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Eight Hundred Seventy Thousand And No/100 Dollars ($2,870,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DYLAN RILEY AND WIFE, EMALINE RILEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICTOR TODD FIGLER AND KATHERINE FIGLER, HUSBAND AND WIFE, 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·

Land in Davidson County, Tennessee, being Lot No. 1, and the southerly 25 feet of Lot 2 on the Plan of Esteswood Subdivision of record in Plat Book 974, Page 30, in the Register's Office for Davidson County, Tennessee.

Said Lot No 1 and Part of Lot No 2 front together 125 feet on the westerly side of Estes Avenue and run back between parallel lines along the North margin of Trimble Road 310 feet to a dead line

Being the same property conveyed to Dylan Riley and wife, Emaline Riley by Warranty Deed from Cumberland Trust and Investment Co , Trustee of the Robin Campbell Revocable Trust U/A/D December 14, 2006 of record in Instrument Number 20110616-0046167, in the Register's Office for Davidson County, Tennessee, dated June 15, 2011 and recorded on June 16, 2011

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☒
This is improved ☐ property, known as 4331 Estes Road, Nashville, TN 37215
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 May, 2023

Dylan Riley

Emaline Riley

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan Riley and Emaline Riley, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 25 day of May, 2023

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Jan 8, 2024