This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1009394 DEEDWARR
05/31/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230531-0041039

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $390,000.00

Affiant Signature

Subscribed and sworn to before me on this the 25 day April 2023.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Payton Rausch and Daniel Rikli
2823 Penn Meade Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Payton Rausch and Daniel Rikli
2823 Penn Meade Drive
Nashville, TN 37214

MAP AND PARCEL NUMBER: Tax ID #: 052130B20900CO

WARRANTY DEED
23NT00294

Effective the 26 Day of April 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jalyssa Marie Lopez and Jordan Knight

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

Payton Rausch, an unmarried person and Daniel Rikli, an unmarried person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Final Plat of River Glen, Phase III, Section 1 of record in Plat at Instrument No. 20011207-0135041, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Jalyssa Marie Lopez, a single person by Warranty Deed from Jessica Frierson, married, dated 11/13/2017 recorded 11/15/2017 in Book NA, Page NA, as Document Number 20171115-0117369, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2823 Penn Meade Dr, Nashville, TN 37214-1175

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes 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 government and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25TH day of APRIL, 2023.

Jalyssa Marie Lopez

State of TN
County of DAVIDSON

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Jalyssa Marie Lopez**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25TH day of APRIL, 2023.

Notary Public
My Commission expires: 1/25/26

Jordan Knight

State of TN
County of DAVIDSON

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Jordan Knight**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25TH day of APRIL, 2023.

Notary Public
My Commission expires: 1/25/26

Tennessee Certification of Electronic Document

I, Britney Garner 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 4/25/23 (date of document).

Affiant Signature

5/31/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th of April, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025