Karen Johnson Davidson County
Batch# 1009454 DEEDWARR
05/31/2023 03 47 59 PM 2 pgs
Fees $13 00 Taxes $1,294 63
20230531-0041122

WARRANTY DEED

STATE OF Tenn
COUNTY OF Davi
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF May, 20 23

Karen Boswell
Notary Public

MY COMMISSION EXPIRES 2/26/25

(AFFIX SEAL)

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Trenton Stokes Abbey Vaughn	same as new owners	
(NAME) 3221 Panorama Dr.	(NAME)	08008008200
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Janis Rittersbeek**, unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trenton David Stokes, an unmarried man, and Abbey Caroline Vaughn, an unmarried woman, Tenants in Common with the Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Being Lot No. 270 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for said County.

Said Lot No. 270 fronts 55 feet on the West side of Panorama Drive and extends back 120.73 feet on the North line and 120.65 feet on the South line to a dead line in the rear on which it measures 57.78 feet.

Being the same property conveyed to Janis Rittersbeek, by virtue of that certain Warranty Deed dated September 26, 2022, and being of record at Instrument No. 20220930-0108005 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the above described property is not her primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3221 Panorama Dr Nashville, TN 37218
(House Number) (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 my hand this 25th day of May, 2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-RW-233221

Witness my hand this 25th day of May, 2023.

Janis Rittersbeek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Janis Rittersbeek**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 25th day of May, 2023



Notary Public
My Commission Expires 9/7/2026