WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2023.

Notary Public
COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1019324 DEEDWARR
06/27/2023 08:32:30 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20230627-0048677

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Joseph Tichenor	SAME	028-00-0-081
(NAME) 337 Hancock Street	(NAME) SAME	
(ADDRESS) Nashville, TN 37207	(ADDRESS) SAME	
(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, I, **Richard A. Machen and Evonne Machen, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Joseph Tichenor, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 14th Civil District of Davidson County, Tennessee, being Tract No. 14, of the Edward W. Thompson property described according to a survey as follows:

BEGINNING at a point in the southerly margin of Ridge Hill Drive 207.87 feet West of the westerly line of the Thompson property of record in Book 2959, page 237, Register's Office for said County; thence S. 6° 31' W. 960.89 feet to a point; thence westerly 250.0 feet to a point; thence N. 5° 53' E. 980.61 feet to the southerly margin of Ridge Hill Drive; thence with the southerly margin of Ridge Hill Drive easterly 257.53 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.64 acres, more or less.

Being the same property conveyed to Richard Machen, a married man, by Warranty Deed from Ralph Christopher Johnson and Audrey Mia Thomas, as devisees under The Last Will and Testament of Donzell Johnson, deceased, of record in Instrument No. 20170721-0074176, Register's Office for Davidson County, Tennessee.

The said Evonne Machen, wife of the said Richard A. Machen, joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5113 Ridge Hill Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37080 (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. successors 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, successors 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 26 day of June, 2023.

Richard A. Machen

Evonne Machen

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Richard A. Machen and Evonne Machen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26 day of June, 2023.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 26th day of June, 2023.

Ernest D. Bennett, III, Affiant — 06/26/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 26th day of June, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024