Karen Johnson Davidson County
Batch# 1019758 DEEDWARR
06/27/2023 02 43 48 PM 2 pgs
Fees $13 00 Taxes $6,660 00
20230627-0048929

PREPARED BY (AND RETURN TO).
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63154
Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah L. Ryan Dennis R. Ryan 82 Altentann Nashville, TN 37215	Legends Bank ~~NEW OWNERS~~ 310 N. First St Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 158040A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara F. Richards and Stanley M. Chervin, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Deborah L. Ryan and Dennis R. Ryan, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows· **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Otter Wood, Revised Section One, of record in Book 6900, page 590, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with, as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, corrected in Book 7942, page 678, said Register's Office.

Being the same property conveyed to Stanley M. Chervin, by Warranty Deed from Walter Franklin Evans and spouse, Grace Gass Grissom, dated August 8, 2003 and recorded on April 12, 2003 of record in Instrument No. 20030812-0115520, re-recorded in Instrument No 20030826-0123664, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 12, 2006, recorded December 21, 2006, of record in Instrument No. 20061221-0157126, said Register's Office, subject property was conveyed to Barbara F. Richards and Stanley M Chervin, wife and husband.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to. Taxes for 2023, and subsequent years; The Plan of record in Book 6900, page 590, said Register's Office, shows an owner's certificate, a 10 foot easement for public utility and drainage purposes along the northerly front line of said lot and an easement for TVA power lines along the rear portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483 and Book 8762, page 199, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Otterwood Homeowners Association of record in Book 7292, page 315, said Register's Office. Easements to Piedmont Natural Gas of record in Instrument No. 20130129-0009256; Instrument No. 20130129-0009259; and Instrument No 20130129-0009299, said Register's Office.

This is improved property, known as 82 Altentann, Nashville, TN 37215

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2023.

Barbara F. Richards

Stanley M. Chervin

State of Tennessee

County of Davidson

On this 23rd day of June, 2023, before me the undersigned authority, personally appeared Barbara F. Richards and Stanley M. Chervin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Affiant

Sworn and subscribed before me this 23rd day of June, 2023

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary