Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1020177 DEEDWARR
06/28/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230628-0049430

39-B
File #23-1144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Ritter and Peyton Goodie, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Harris and Inna Harris, husband and wife**, 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 Southerly 107 feet of Lot No. 2 and the Easterly 12 1/2 feet of the Southerly 107 feet of Lot No. 1 on the Plan of Lockeland, Chadwell Home Place of record in Plat Book 57, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Part of Lots Nos. 1 & 2 front together 69 1/2 feet on the Holly Street and run back between Parallel Lines 107 Feet to a dead line.

Being the same property conveyed to Daniel Ritter and Peyton Goodie, husband and wife by Warranty Deed from Tara Tieman, FKA Tara R. Ertischek, a married woman and David Tieman, a married man, of record in Instrument No. 2021110625-0086586, Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded June 25, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1613 Holly Street, Nashville, TN 37206.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Justin Harris	Citibank, NA	083-10-0-213.00
1613 Holly Street	1000 Technology Drive	
Nashville, TN 37206	O'Fallon, MO 63368	

WITNESS THE EXECUTION HEREOF this 28th day of June, 2023.

Peyton Goodie

State of Tennessee)
County of Davidson)

On this 28th day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peyton Goodie, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Daniel Ritter by PG his attorney in fact
Daniel Ritter by Peyton Goodie, His Attorney in Fact

On this the 28th day of June, 2023, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Peyton Goodie, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel Ritter, acknowledged that such person executed the same as the free act and deed of Daniel Ritter.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,150,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of June, 2023.

Notary Public

My Commission Expires: 8-20-2023

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

True Copy Certification

I, Pam Autry, 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 this the 28 day of June, 2023.

Affiant Signature

Date 6-28-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8-20-2023

