Karen Johnson Davidson County
Batch# 1021061 DEEDWARR
06/29/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230629-0049864

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this 27 day of June, 2023. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David K. Bailey	**Lincoln Home Loans, LLC. ISAOA**	**097020A025600CO**
1324 Riverbrook Dr	**40 BURTON HILLS BLVD, STE 200**	
Hermitage, TN 37076	**NASHVILLE, TN 37215**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 1324 Riverbrook Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David K. Bailey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot no. 56, on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 1324 Riverbrook Dr Trust, by Warranty Deed from Jeffery Wayne Sory and Kimberly S Sanders, dated April 40, 2023, of record in Instrument No. 20230425-0030384, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Smith and Barbara Smith, husband and wife, by Warranty Deed froM Beazer Homes Corp, a Tennessee corporation, dated September 30, 2010, of record in Instrument No. 20101005-0079732, in the Register's Office for Davidson County, Tennessee. William Smith died on 10/19/15 leaving Barbara Smith as the surviving tenant. Barbara Smith diied intestate on 1/28/23 leaving JefferyWayne Sory and Kimberly S. Sanders as her sole heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously hereiwth in Instrument No. 20230425-0030382 and Instrument No. 20230425-0030383, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1324 Riverbrook Dr, Hermitage, TN 37076.

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 in 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.

_____ Date: 6-27-23

The 1324 Riverbrook Dr Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 1324 Riverbrook Dr Trust and that she is authorized by The 1324 Riverbrook Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 27 day of June, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/27/23 (date of document).

Jennifer Russell
Affiant Signature

6/29/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

