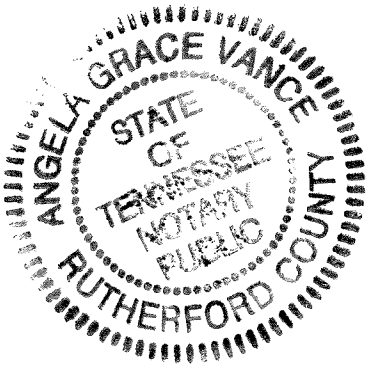
Karen Johnson Davidson County
Batch# 1031611 DEEDWARR
07/27/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230727-0057994

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carolina V Graham	New Owner	Parcel ID: 134 09 0 116.00
(NAME)	(NAME)	
4712 Reischa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Troy D. Irwin and wife Donna Irwin,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carolina V. Graham,** an unmarried woman, 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. 98, Phase One on the Plan of Woodland Hills of record in Plat Book 6900, Pages 666, 667, 668, and 669, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Troy D. Irwin and wife, Kimberly D. Irwin by Deed from Fox Ridge Homes, Inc., dated March 26, 1993 and recorded on April 1, 1993 in Book 8902, Page 482, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Troy D. Irwin by Quitclaim Deed from Kimberly D. Irwin dated December 15, 2000 and recorded on August 2, 2001 in Instrument No. 20010802-0082418, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Troy D. Irwin and wife Donna Irwin, as tenants by the entirety by Quitclaim Deed from Troy D. Irwin, a married man joined by his spouse Donna Irwin dated April 18, 2005 and

recorded on May 16, 2005 in Instrument No. 20050516-0055072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4712 Reischa Drive, Nashville, TN 37211

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 our hands this 25 day of July, 2023.

Troy D. Irwin

Donna Irwin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Troy D. Irwin and wife Donna Irwin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of July, 2023.

Notary Public

My Commission Expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

(SEAL)

Certificate of Authenticity

I, Katie Smith, 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 7/25/23.

Date

Affiant Signature

7/25/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25 day of July, 2023.

Notary's Signature

My Commission Expires: 11-17-24
Date

Notary's Seal (if on paper)

