THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1032206 DEEDWARR 07/28/2023 02:38:30 PM 3 pgs Fees: $18.00 Taxes: $1,572.50 20230728-0058459	STATE OF **Tennessee**) COUNTY OF **Davidson**) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00 Affiant Subscribed and sworn to before me, this **28** day of **July**, 2023. Notary Public My Commission Expires: 11-6-2026 JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Heather Tober 4008 Creekside Drive Nashville, TN 37211	Send Tax Bills to: **United Wholesale Mortgage, LLC** **PO Box 202028** **Florence, SC 29502-2028**	Tax Information: Tax Parcel ID No. 148-13-0-223.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY RYAN AND CAMERON DUROE, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HEATHER TOBER, AN UNMARRIED WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Creekside Manor Subdivision of record in Plat Book 6200, Page 677, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Ryan and Cameron Duroe, wife and husband by Warranty deed from Richard Block, married of record in Instrument No. 20201118-0135998 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 18, 2020.

This is improved property commonly known as: **4008 Creekside Drive Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of July, 2023.

Amy Ryan

AMY RYAN

CR

CAMERON DUROE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY RYAN AND CAMERON DUROE,** the within named bargainors, 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 at office this 28th day of July, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 28, 2023.

Affiant Signature

Date: 7/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 28, 2023.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM