RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-15547-2023

Karen Johnson Davidson County
Batch# 1033073 DEEDWARR
08/01/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20230801-0059423

WARRANTY DEED

ASHLEY RAE FORT
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 $610,000.00.

Marc
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 28 day of July, 2023

NOTARY PUBLIC

My commission expires: 11/2/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Rairden and Lindsay Rairden 7264 River Bend Rd Nashville, TN 37221	Samuel Rairden & Lindsay Rairden	141-12-0C-028-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TEN THOUSAND AND 00/100 Dollars ($610,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW P. MIDDLETON AND AMIE LYN MIDDLETON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL RAIRDEN AND LINDSAY RAIRDEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of River Bend, of record in Book 6900, pages 504 and 505, corrected in Book 7465, page 833, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Middleton and Amie Lyn Middleton, husband and wife, from Thuy L. Huynh, unmarried, by Warranty Deed dated February 16, 2012 and recorded February 17, 2012 in Instrument #20120217-0014136, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **7264 River Bend Road, Nashville, TN 37221**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of July, 2023

GRANTOR(S)

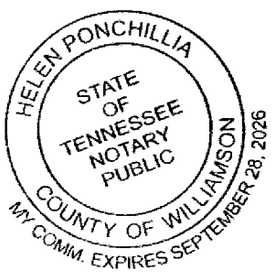
Matthew P. Middleton

Amie Lyn Middleton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Matthew P. Middleton and Amie Lyn Middleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of July, 2023.



Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/28/2023 (date of document).

Affiant Signature

7/28/2023
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

