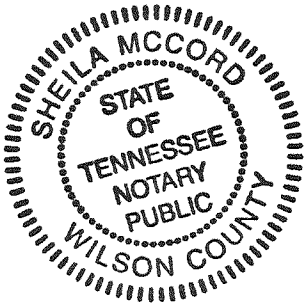


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $232,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of August, 2023.

NOTARY PUBLIC

My commission expires: 1.30.24

Karen Johnson Davidson County
Batch# 1040016 DEEDWARR
08/18/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20230818-0064695

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Riverside Investments, LLC	Kiavi Funding, Inc.	095-05-0A-055.00 CO
(NAME)	(NAME)	
4643 ~~Brownleaf Dr~~ Brown Leaf Dr.	2 Allegheny Center, Nova Tower 2, Ste. 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Pittsburgh, PA 15212	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Staci Bell and Anthony Bell, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Riverside Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Belle Acres-- Section One (a Planned Residential Development), of record in Book 5200, page 144, as corrected in Book 5412, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STACI BELL AND ANTHONY BELL, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, of record as Instrument No. 20110525-0039901, dated May 20, 2011, said Register's Office.

This property is __unimproved _X_improved property known as: 2017 Lynmeade Drive, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of August, 2023.

Staci Bell

Staci Bell

Anthony Bell

Anthony Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Staci Bell and Anthony Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of August, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 August 7 2023.

Kim Rogers
Affiant
Date: 8-7-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7 day of August, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY