

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040027 DEEDWARR
08/18/2023 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230818-0064710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Geer	Diane Geer	
(NAME) 2417 Ravine Drive	(NAME) 2500 Murfreesboro Pike #130	135160A03200CO
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rodney Trent Terry and Angelia Pandora Terry, husband and wife, and Fonda Terry Fields, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane A. Geer, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 48 on the Plan of Tracts 8, 9 & 10 - Nashboro Village, of record in Book 5200, Page 187, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 73.21 feet on the westerly margin of Ravine Drive and extends back 121.14 feet on the southerly line and 123.54 feet on the northerly lline to a dead line in the rear, measuring 78.46 feet thereon.

Being the same property conveyed to Rodney Trent Terry and Angelia Pandora Terry, husband and wife, an undivided 50% interest and Fonda Terry Fields, married, an undivided 50% interest, as tenants in common with rights of survivorship, by virtue of that certain Warranty Deed dated January 25, 2023, and being of record at Instrument No. 20230125-0005752, in the Register's Office of Davidson County, Tennessee.

****This property was not the principal residence of Fonda Terry Fields.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Davidson County, Tennessee Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2417 Ravine Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11 day of August, 2023.

Rodney Trent Terry

Angelia Pandora Terry

Witness our hands this 10 day of August, 2023

Fonda Terry Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rodney Trent Terry and Angelia Pandora Terry, husband and wife,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of August, 2023.

Notary Public

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Fonda Terry Fields,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of August, 2023.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/23 & 8/11/2023.

Affiant Signature – Joshua A. Terry

8/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/16/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27