WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042820 DEEDWARR
08/25/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230825-0066553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024

(AFFIX SEAL)

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

JM-RR-23-1604

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Harris	**NEW OWNER**	
(NAME) **1604 Riverwood Drive**	(NAME)	**062-13-0-066-00**
(ADDRESS) **Nashville, TN 37216-2936**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH SEITERS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL HARRIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 35 and the south parts of Lots Nos. 35 and 37, of Block "G" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point at the southwest intersection of Williams Ferry Road (now Riverwood Drive) and Olga Avenue; thence westerly 190.59 feet to a point on the west line of lot 37, being 233.1 feet south from Williams Ferry Road (now Riverwood Drive); thence southwardly 60 feet to the corner of Lots 34 and 37; thence along the southerly line of Lots 36 and 37, and along the northerly line of Lot 34, and along the said line if extended, eastwardly 190 feet to the westerly margin of Olga Avenue; thence with the margin of the same northwardly 75 feet to the beginning.

Being the same property conveyed to Elizabeth Seiters by Quitclaim deed from John D. Seiters of record as Instrument Number 20230424-0030139, Register's Office for Davidson County, Tennessee, dated March 01, 2004 and recorded on March 03, 2004.

Further being the same property conveyed to Elizabeth Seiters by Deed of Correction from John D. Seiters of record in Instrument Number ___202308250066552___, Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on _____.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1604 Riverwood Drive, Nashville, Tennessee 37216-2936**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd DAY OF AUGUST, 2023.

Elizabeth Seiters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Lindy Lehn, 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 9/23/2023 (date of document).

Affiant Signature

9/25/2023
Date

State of Tennessee

County of Sumner

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

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/24

MY COMMISSION EXPIRES: