Karen Johnson Davidson County
Batch# 1045793 DEEDWARR
09/05/2023 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20230905-0069167

AFTER RECORDING RETURN TO:
Trade In Holdings LLC., An Arizona Limited Liability Company
1760 E. Pecos Road, #501
Gilbert, AZ 85295
File No. TN2306641R-1

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel/Tax ID No.: 141050A16200CO

WARRANTY DEED

THIS INDENTURE made and entered into on this 30 day of August, 2023, by and between **Tanner Richey and Cecelia Richey, husband and wife,** residing at 1437 Scarcroft Ln, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Trade In Holdings LLC., An Arizona Limited Liability Company,** located at 1760 E. Pecos Road, #501, Gilbert, AZ 85295, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Five Hundred Twenty Thousand and 00/100 Dollars ($520,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, TN being Lot No.162 on the Plan of Avondale Park, Phase 2, Section 4 as shown on the plan of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property commonly known as: 1437 Scarcroft Lane, Nashville, TN 37221

Being the same property conveyed to Tanner Richey and Cecelia Richey, husband and wife from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes in a Special Warranty Deed dated 07/24/2013 and recorded 07/26/2013 under Instrument No. 20130726-0077548 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tanner Richey

Cecelia Richey

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Tanner Richey and Cecelia Richey, the within named Grantor, 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 seal, at office in Nashville TN, this 10th day of August, 2023.

Notary Public

My Commission expires: My Commission Expires Nov. 6, 2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Tanner Richey

STATE OF TN
COUNTY OF Davidson

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

Notary Public
My Commission Expires: My Commission Expires Nov. 6, 2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Trade In Holdings LLC., An Arizona Limited Liability Company
1760 E. Pecos Road, #501
Gilbert, AZ 85295

Name and address of property owner:

Trade In Holdings LLC., An Arizona Limited Liability Company
1760 E. Pecos Road, #501
Gilbert, AZ 85295

Tennessee Certification of Electronic Document

I, Yarbeth Osorio, 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 Aug 30, 2023 (date of document).

Affiant Signature

Sep 01, 2023
Date

State of California

County of Orange

Sworn to and subscribed before me this 1st day of September, 2023.

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

Notary's Signature

MY COMMISSION EXPIRES: Feb 28, 2027

NOTARY'S SEAL