Karen Johnson Davidson County
Batch# 1051144 DEEDWARR
09/18/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20230918-0073011

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#6008B

ADDRESS NEW OWNER:
James Harper
106 Fairway Drive
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of Frankewing
1671 West College Street
Pulaski, TN 38478

Parcel ID:
084-15-0-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rick Ritter and wife, Ann Ritter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **James Harper, unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 22 of the R. D. Stanford's Subdivision of the Lannom property, of record in Plat Book 547, page 186, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the westerly side of Fairway Drive and runs back 438.4 feet on the southerly line and 477.45 feet on the northerly line to a dead line measuring 105 feet thereon.

Being the same property conveyed to Rick Ritter and wife, Ann Ritter by Warranty Deed dated October 31, 2001 from George K. Andrews and John Ray Deal, of record in Instrument Number 20011105-0120876, Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Fairway Drive, Nashville, TN 37214. Possession is to be given on September 15, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of September 2023.

Rick Ritter

Ann Ritter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rick Ritter and wife, Ann Ritter,** the bargainors, 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 official seal at office this 15th day of September 2023.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$925,000.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of September 2023.

NOTARY PUBLIC

My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 September 15, 2023

Affiant Signature

Date: 9/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 18, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

