Karen Johnson Davidson County
Batch# 1051805 DEEDWARR
09/19/2023 02:20:28 PM 2 pgs
Fees: $13.00 Taxes: $5,457.50
20230919-0073678

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63247
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip Morgan Ricks Molly Kathleen Ricks 809 Lealand Court Nashville, TN 37204	Bank of America, N.A. P.O. Box 961291 Fort Worth, TX 76161-0291

TAX MAP PARCEL NUMBERS: 132010C00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall W. Smith and Beth Ann Pattillo, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Morgan Ricks and Molly Kathleen Ricks, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lealand Hall, Section One, of record in Inst. No. 20080220-0016769, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Randall W. Smith and Beth Ann Patillo, husband and wife, by Warrand Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated June 1, 2009 and recorded on June 4, 2009, of record in Inst. No. 20090604-0051893, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 20080220-0016769, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20070323-0035198, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Inst.No. 20060627-0076705, said Register's Office.

This is improved property, known as 809 Lealand Court, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September, 2023.

Randall W. Smith

Randall W. Smith

Beth Ann Pattillo

Beth Ann Pattillo

State of Tennessee

County of Davidson

On this 18th day of September, 2023, before me the undersigned authority, personally appeared Randall W. Smith and Beth Ann Pattillo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00.

Affiant

Sworn and subscribed before me this 18th day of September, 2023.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026