WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052317 DEEDWARR
09/20/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20230920-0074046

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS 19th DAY OF September, 20 23

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Erika M. Doucette	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	082-11-0-038-00
202 Treutland Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Janice Marie Hambrick and Janice Marie Hambrick, Executor of The Estate of Rickey Tyrone Ridley, Docket No 23P179 in the Probate Court of Davidson County, Tennessee, Christopher House** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erika M. Doucette,** single , 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. 65 on the Plan of Bryan's Addition to Edgefield of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky T. Ridley, married and Curtis O. Ridley, unmarried by Warranty deed from Nashville Homestead Corp. of record in Instrument No. 200000608-0057230 Register's Office for Davidson County, Tennessee, dated May 31, 2000 and recorded on June 8, 2000.

Curtis O. Ridley died intestate April 11, 2002. Affidavit of Heirship recorded in Instrument No. 20070904-0105765, in the Register's Office for Davidson County, Tennessee, states that Curtis O. Ridley was survived by his children, Gregory K. Ridley, Janice Hambrick and Rickey T. Riddley.

Being the same property conveyed to Rickey T. Ridley by 20070904-0105764 deed from Gregory K. Ridley and Janice Hambrick of record in Instrument No. 20070904-0105764 Register's Office for Davidson County, Tennessee, dated July 12, 2007 and recorded on September 4, 2007. Rickey T. Ridley died testate on leaving Janice Marie Hambrick as the sole devisee under his will.

Grantors warrant that this property is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Regsiter's office of Davidson County, TN, 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 202 Treutland Ave Nashville, TN 37207
(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 my hand this 19th day of September, 2023.

Janice Marie Hambrick

Janice Marie Hambrick, Executor of The Estate of Rickey Tyrone Ridley, Docket No 23P179 in the Probate Court of Davidson County, Tennessee

By: Janice Marie Hambrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Janice Marie Hambrick,** 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 19th day of September, 2023.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Janice Marie Hambrick, Executor of The Estate of Rickey Tyrone Ridley, Docket No 23P179 in the Probate Court of Davidson County, Tennessee,** 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 19th day of September, 2023.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 9/19/23.

Affiant Signature

9/19/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 19 day of September, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25