THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6191-WE

Karen Johnson Davidson County
Batch# 1053862 **DEEDWARR**
09/25/2023 02 21 25 PM 2 pgs
Fees $13 00 Taxes $3,866 50

20230925-0075270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,045,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Seotember, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert Harris Riley & Agnes Bell Riley	Churchill Mortgage Corp.	
2616 Ashwood Avenue	1749 Mallory Lane Ste 100	104-15-0-050 00
Nashville, TN 37212	Brentwood TN 37027	
(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, I, **Rebecca H. Tardy, Trustee of the Rebecca H. Tardy Revocable Trust under Agreement dated December 5, 2020,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Harris Riley and Agnes Bell Riley, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the west half of Lot No 78 on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Said west half of Lot No 78 fronts 50 feet on the North side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160 5 feet to a dead line

Being the same property conveyed to Rebecca H Tardy as Trustee of the Rebecca H Tardy Revocable Trust under Agreement dated December 5, 2020, by Warranty Deed from Mark Dorris, married, of record in Instrument Number 20201217-0149657, in the Register's Office for Davidson County, Tennessee, dated December 14, 2020, and recorded on December 17, 2020

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **2616 Ashwood Avenue, Nashville, TN 37212**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 our hands this the 19th day of September, 2023.

The Rebecca H. Tardy Revocable Trust under Agreement dated December 5, 2020

BY: Rebecca H. Tardy, trustee
Rebecca H. Tardy, Trustee

STATE OF Mississipi
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca A. Tardy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of The Rebecca H. Tardy Revocable Trust under Agreement dated December 5, 2020, as the Trustee of the said Trust, and signed as the free act and deed of the within named Rebecca A. Tardy, as such Trustee.

Witness my hand and official seal this the 19th day of September, 2023.

My Commission expires 11-11-2024

Deborah K. Hicks
Notary Public

DEBORAH K. HICKS
Notary Public, State of Mississippi
Hinds County
Commission # 28956
Commission Expires 11/11/2024