WARRANTY DEED

Karen Johnson Davidson County
Batch# 1058520 DEEDWARR
10/06/2023 11 47 56 AM 2 pgs
Fees $13 00 Taxes $777 00

20231006-0078861

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2023

Notary Public

MY COMMISSION EXPIRES 4-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sandtrell Polk	Regions Bank DBA Regions Mortgage	149-05-0B-008 00
(NAME)	(NAME)	
4529 Hunters Green	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Evelyn A. Ridley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sandtrell Polk,** a married woman 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

Being Lot No 8 on the plan of Hunter's Green Subdivision, of record in Plat Book 9700, Page 424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Evelyn A Ridley, a married woman from Terry W Tanner, by Warranty Deed on August 29, 2005, of record in Instrument Number 20050831-0104407, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 4529 Hunters Green, Antioch, TN 37013
(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/our hands this 2nd day of October, 2023

Evelyn A. Ridley

Evelyn A Ridley

State of Tennessee
County of Davidson

Personally appeared before me Evelyn A Ridley, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 2nd day of October, 2023

Notary Public 10-23-25
My Commission Expires

File No 202302007

