WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077186 DEEDWARR
12/01/2023 12:28:38 PM 2 pgs
Fees: $13.00 Taxes: $1,524.02

20231201-0092890

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,898.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November 2023

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 6-8-2025

(AFFIX SEAL)

MST 2023-1221

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omri Membreno	Omri membreno	149-10-0A-022.00-CO
(NAME)	(NAME)	
2808 Rader Ridge Court	2808 Rader Ridge Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(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, WE, **Scott Southworth and Teressa W. Howell now known as Teressa Howell-Southworth, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Omri Membreno,** a single man, 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 Lot No. 22 AND 23 on the Plan of Pebble Trail Villas PUD of record in Plat Book 9700, Page (s) 721 and 722, 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 Scott Southworth, A Single Man and Teressa W. Howell, A Single Woman, As Joint Tenants with The Right of Survivorship, Not As Tenants in Common by Warranty Deed from Corinthian Custom Homes, Inc., A Tennessee Corporation of record in Instrument No. 20041015-0124543 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 15, 2004. The said Scott Southworth and Teressa W. Howell having since married. Teressa W. Howell is also known as Teressa Howell-Southworth.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 721 and 722, and Plat Book 9700, Page 411, Book 9700 Page 700

Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11084, Page 589, Register's Office for Davidson County, Tennessee. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 9835, Page 144 and Book 9835, Page 152, in the Register's Office for Davidson County, Tennessee.

This property, known as 2808 Rader Ridge Court, 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 hand(s) this 13th DAY OF Nov., 2023.

Scott Southworth

Teressa Howell- Southworth

STATE OF WA

COUNTY OF Thurston

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Scott Southworth and Teressa Howell-Southworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of November, 2023.

Notary Public

My commission expires: 9/26/2026

(SEAL)

ELIZABETH COLIZZI
Notary Public
State of Washington
License Number 202379
My Commission Expires
September 26, 2026