Karen Johnson Davidson County
Batch# 1085076 DEEDWARR
12/22/2023 10:38:30 AM 5 pgs
Fees: $28.00 Taxes: $2,811.63
20231222-0098797

This instrument was prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3703
615 / 373.6910

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Evan Lee Cox 401 Verde Meadow Drive Franklin TN 37067-5950	Same as New Owner	**094-01-0-284.00**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $759,900.00.

AFFIANT

Sworn to and subscribed before me this ~~15th~~ 22nd day of December 2023.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires: 03/01/2025

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Christopher A. Ryan**, a single man, (the "Grantor"), has this day bargained and sold and do/does hereby transfer and convey unto the said **Evan Lee Cox**, a single man (the "Grantee"), his heirs, successors, and assigns, that certain real estate in Nashville, Davidson County, Tennessee as described on **Exhibit A** which is incorporated herein.

THIS IS UN/IMPROVED PROPERTY KNOWN AS:

611 S. 14TH STREET, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE, 37206.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the said real estate in fee simple,

Exhibit B.

Grantor further covenants and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors 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 15th day of December 2023.

GRANTOR:

CHRISTOPHER A. RYAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Christopher A. Ryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal in Franklin, Tennessee this 15th day of December 2023.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PATRICIA R. YOUNG, Notary Public

My Commission Expires: 04.11.2026

EXHIBIT A

[Legal Description]

LAND in Davidson County, Tennessee, being Lot No. 1 of the Resubdivision / Partition of Lot 418 on the Plan of Edgefield Land Company's Fourth Subdivision of record at Book 57, Page 153 amended in Instrument No. 20130808-0083336 and Part of Reserved Parcel on the Plan of Shelby Village No. 2 of record at book 1835, Page 48, 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 apportion of the same property conveyed to Daniel Fleisher, unmarried by Warranty Deed dated June 17, 2011, from Larry D. Jones, married, recorded on June 29, 2011, as Instrument No. 20110629-0049612, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Christopher A. Ryan, an unmarried man by Warranty Deed dated December 9, 2022, from Daniel Fleisher, a married man, recorded on December 12, 2022, as Instrument No. 20221212-0128837, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2024, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 153 and Plat Book 1835, Page 48 and Plat at Instrument No. 20130808-0083336, Register's Office for Davidson County, Tennessee.

3. Right of others for use of the alley along the rear of the herein described Lot No. 418.

Certificate of Authenticity

I, Grace Vance, 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 12/15/23.

Date

Affiant Signature

12/15/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 15th day of December, 2023.

Notary's Signature

My Commission Expires: 10/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY