Karen Johnson Davidson County
Batch# 1092321 DEEDWARR
01/23/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20240123-0003945

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Reagan Conrad Rohrbach and Adam Rohrbach	NEW OWNERS	19-13-39
(NAME)	(NAME)	
115 Myers Ave	115 MYERS AVENUE	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	GOODLETTSVILLE, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232231

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/we, **Ted Ridings and Mary Ridings, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Reagan Conrad Rohrbach and Adam Rohrbach, wife and husband**, 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. :

Certain real property situate in the 12th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 15 and the easterly 16 feet of Lot No. 16, as shown on the map entitled the Plan showing the Subdivision Part of the W.B. Myers Home Place, of record in Plat Book 547, page 41, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 15 and the easterly part of Lot No. 16 front together 66 feet on the southerly side of Myers Avenue and run back 136.5 feet on the easterly line and 142 feet on the westerly line to an alley and measures 66 feet thereon.

BEING the same property conveyed to Ted Ridings and Mary Ridings, husband and wife, by Warranty Deed from Michael L. Webb, unmarried, dated March 10, 2017 and filed of record in Instrument No. 20170403-0031990, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 115 Myers Ave, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of January, 2024

Ted Ridings By Christy Marie Ryan Attorney-in-Fact
Ted Ridings, By Christy Marie Ryan Attorney in Fact

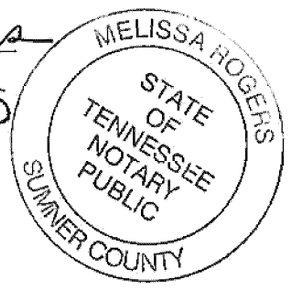
Mary Ridings By Christy Marie Ryan Attorney-in-Fact
Mary Ridings, By Christy Marie Ryan Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Christy Marie Ryan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ted Ridings and Mary Ridings, and who acknowledged that he/she executed the same as the free act and deed of Ted Ridings and Mary Ridings.

Witness my hand, at office, this 16th of January, 2024.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/25/25



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 16, 2024**.

Date

Affiant Signature

January 19, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **19** day of **January**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)