Karen Johnson Davidson County
Batch# 1117219 DEEDWARR
04/02/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,667.41
20240402-0022764

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-21-24
(AFFIX SEAL)

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shrey Thawait	New Owner	Map: 15003034700
(NAME) 1408 Ravenna Ct. N.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS ($450,650.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARJORIE H. WORKMAN, TRUSTEE OF THE ERWIN EUGENE WORKMAN AND MARJORIE H. WORKMAN REVOCABLE LIVING TRUST U/A/D MAY 3, 2013,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHREY THAWAIT,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 457 on the Plan of Section Nine, The Country, as shown on plat of record in Plat Book 6900, pages 285 and 286 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to E. Eugene Workman, Trustee and Marjorie H. Workman, Trustee of The Erwin Eugene Workman and Marjorie H. Workman Revocable Living Trust, by deed from E. Eugene

Workman and wife, Marjorie H. Workman, of record in Instrument No. 20130506-0045566, dated May 3, 2013, see also Warranty Deed of record in Book 11042, Page 24, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 285 and 286, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7402, Page 977, corrected in Book 7404, Page 292, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1408 Ravenna Ct. N., Antioch, TN 37013
(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 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 our hands this 27th day of March, 2024.

The Erwin Eugene Workman and Marjorie H. Workman Revocable Living Trust U/A/D May 3, 2013

BY: Marjorie H. Workman
Marjorie H. Workman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marjorie H. Workman, Trustee of The Erwin Eugene Workman and Marjorie H. Workman Revocable Living Trust U/A/D May 3, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee of The Erwin Eugene Workman and Marjorie H. Workman Revocable Living Trust U/A/D May 3, 2013, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-27-24.

Affiant Signature

4-1-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY