Karen Johnson Davidson County
Batch# 1121050 DEEDWARR
04/09/2024 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20240409-0025263

AFTER RECORDING RETURN TO:
Novare
4400 MacArthur Blvd, Suite 801
Newport Beach, CA 92660
File No. TN2401575R

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 081-03-0-314.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 5 day of April, 2024, by and between **Ryan Jean Satcher, a single woman,** residing at 2402 18th Avenue North, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Steven John Satcher and Nicole Satcher, husband and wife, as tenants by the entirety,** residing at 2402 18th Avenue North, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Seventy Five Thousand and 00/100 Dollars ($375,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the map Riverview Gardens Subdivision, as of recorded in Plat Book 3600, Page 46, Register's Office for Davidson County, Tennessee. Said Lot No. 14 fronts 55 feet on the easterly margin of 18th Avenue North and extends back 104.8 feet on the northerly side and 77.2 feet on the southerly line to a dead line measuring 61.6 feet thereon.

Property commonly known as: 2402 18th Avenue North, Nashville, TN 37208

Being the same property conveyed to Ryan Jean Satcher, a single woman from Thomas Pillow and Gloria Pillow, Trustees of The Thomas Pillow Revocable Living Trust dated May 21, 2019 in a Warranty Deed dated 07/02/2020 and recorded 07/10/2020 under Instrument Number: 20200710-0075562 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ryan Jean Satcher

STATE OF NY
COUNTY OF NY

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ryan Jean Satcher** the within named Grantor, 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 seal, at office in NEW YORK, this 5th day of APRIL, 2024.

Notary Public

My Commission expires: 10/27/2027

RACHEL B. MIZRAHI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6100849
Qualified in Kings County
Commission Expires October 27, 2027

RACHEL B. MIZRAHI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6100849
Qualified in Kings County
Commission Expires October 27, 2027

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 375,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

✓ _____
Affiant

✓ Print Name: Ryan Satcher

STATE OF NY
COUNTY OF NY
Sworn to before me this 5th day of APRIL, 2024

_____
Notary Public
My Commission Expires: 10/27/2027

RACHEL B. MIZRAHI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6100849
Qualified In Kings County
Commission Expires October 27, 2027

Name and address for person(s) responsible for taxes:

Steven John Satcher and Nicole Satcher
2402 18th Avenue North, Nashville, TN 37208

Name and address of property owner:

Steven John Satcher and Nicole Satcher
2402 18th Avenue North, Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Ryan Jean Satcher, 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 4/5/2024. (date of document).

Affiant Signature

4/5/2024
Date

STATE OF NY
COUNTY OF NY

Sworn to and subscribed before me this 5th day of APRIL, 2024.

Notary's Signature

My Commission Expires: 10/27/2027

NOTARY'S SEAL

RACHEL B. MIZRAHI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MI6100849
Qualified in Kings County
Commission Expires October 27, 2027