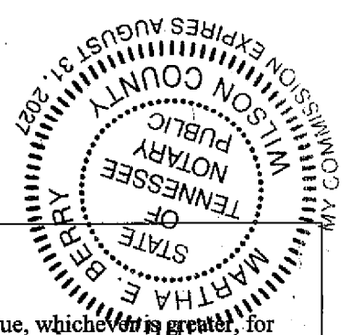


WARRANTY DEED

Karen Johnson Davidson County
Batch# 1125994 DEEDWARR
04/23/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,951.75
20240423-0029016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$527,500.00.**

Affiant

Subscribed and sworn to before me, this the 19 day of April, 2024.

Notary Public

My commission expires: August 31, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Hish	Same as new Owner	**Map 154-00-0 Parcel 108-00**
8542 Poplar Creek Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Emily P. Davis, married

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

Joshua Hish, 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. 2, on the Plan of Subdivision of Frank B. Tyree Property, of record in Book 5800, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Emily P. Davis, an unmarried woman, by Deed dated September 4, 2012, from Jennifer Deal, unmarried, of record in Instrument No. 20120910-0081558, Register's Office for Davidson County, Tennessee.

Philip Rykwalder, spouse of the above named Emily P. Davis, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5800, Page 46, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Permit for sewage soil absorption system of record in Book 6113, Page 987, Register's Office of Davidson County, Tennessee. 3) Taxes for the current tax year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **8542 Poplar Creek Road, Nashville, TN 37221**

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 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 18 day of **April, 2024.**

(EMILY P. DAVIS)

Emily P. Davis

Philip Rykwalder

Philip Rykwalder

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Hamilton

Personally appeared before me, a Notary Public of said County and State, **Emily P. Davis,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of **April, 2024.**

Notary Public

My Commission Expires: 10/25/27

L. SPEARMAN STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Hamilton

Personally appeared before me, a Notary Public of said County and State, **Philip Rykwalder,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of **April, 2024.**

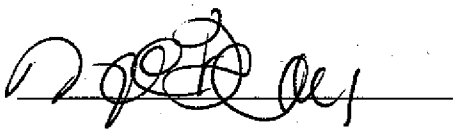
Notary Public

My Commission Expires: 10/25/27

L. SPEARMAN STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **4/18/24** (date of document)



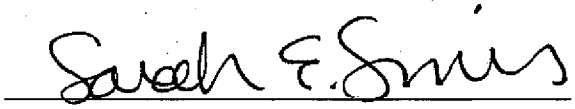
4/23/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **23** day of **April**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

