Karen Johnson Davidson County
Batch# 1128711 DEEDWARR
04/29/2024 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20240429-0031039

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38119-03-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 25th day of April, 2024. Notary Public My Commission Expires

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Carolyn Dixon Riley, John Alexander Riley 4631 Mountain View Drive Nashville, TN 37215	**Send Tax Bills To:** Peoples Bank 4401 Belle Oaks Dr. STE 210 North Charleston, SC 29405	**Tax Information:** Map and Parcel No.: 14502006800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jenny Joy Fitch, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn Dixon Riley and John Alexander Riley, wife and husband** ("Grantees"), theirs heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4631 Mountain View Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of April, 2024.

Jenny Joy Fitch

Jenny Joy Fitch

STATE OF TEXAS

COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenny Joy Fitch, 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, at office, this 24th day of April, 2024.

Notary Public

My Commission Expires: 08/10/2025

SIZALOBUHLE SIBANDA
Notary Public
STATE OF TEXAS
ID# 133261637
My Comm. Exp. August 10, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26B on the plan of Zone Lot Division Lot 26, Tyne Crest, of record in Plat Book 5210, Page 133, as corrected in 5429, Page 404 and as amended in Book 5724, Page 279 and Book 5800, Page 227, in the Register's Office for said County.

Said Lot No. 26B front 58.82 feet on the Westerly margin of Mountainview Drive and extends back 430.58 feet on the Southerly line and 436.88 feet on the Northerly line to a broken line in the rear, measuring 130.91 feet thereon.

Being the same property conveyed to Jenny Joy Fitch, a single person, by Warranty Deed from David M. Ross and spouse, Susana Ross, of record in Book 9025, Page 651, in the Register's Office of Davidson County, Tennessee, dated July 26, 1993 and recorded on July 27, 1993.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/24/24 (date of document).

Affiant Signature

4/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY