This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-22766-MC

Karen Johnson Davidson County
Batch# 1148215 DEEDWARR
06/17/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20240617-0045421

STATE OF TENNESSEE (AND) NORTH CAROLINA
COUNTY OF WAKE

The actual consideration or value, whichever is greater, for this transfer is $356,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2024.

Notary Public
My Commission Expires: 03.28.2026

ANURAG VISHNOI Commission Expires NOTARY PUBLIC Mar. 28, 2026 WAKE COUNTY, NC

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ruth Ostler 1209 Riverbrook Drive Nashville, TN 37076	American Financial Network, Inc. 10 Pointe Drive 330 Brea, CA 92821	097 02 0A 330.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Garrett Fullagar, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ruth Ostler, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 330 on the Plan of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3C, REVISION ONE, of record in Instrument No. 20130405-0033853, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Garrett Fullagar, an unmarried man, by Warranty Deed from Courtney Spier, a married woman, and John W. Spier and Mary Spier, husband and wife, of record in Instrument No. 20220927-0106917, in the Register's Office of Davidson County, Tennessee, dated September 26, 2022 and recorded on September 27, 2022.

This is ☒ improved or ☐ unimproved property located at: **1209 Riverbrook Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 13th day of June, 2024.

GRANTOR:

Garrett Fullagar

STATE OF N
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Garrett Fullagar,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2024.

Notary Public
My Commission expires: 3-15-26

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/13/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/13/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

