Karen Johnson Davidson County
Batch# 1162225 DEEDWARR
07/25/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20240725-0056301

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Montgomery
The actual consideration or value, whichever is greater, for this transfer is $381,000.00.

Affiant

File Number: 24060387

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Subscribed and sworn to before me, this 23rd day of July, 2024.

Notary Public
My Commission Expires: 9/15/27

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
John Rateb	Fairway Mtg	149-15-0A-423.00-CO
1717 Bridgecrest Drive	PO Box 117298	
Nashville, TN 37013	Carrollton, TX 75011	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Taylor C.M. Davis, a single man, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Rateb, unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Phase Six, Cambridge Forest of record in Plat at Instrument No. 20070430-0051165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Taylor C.M. Davis, a single man by Warranty Deed from Alex M. Pflipsen and Stephanie Pflipsen, husband and wife of record in Instrument No. 20171222-0130703 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 22, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1717 Bridgecrest Drive, Nashville, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of July, 2024.

Taylor C.M. Davis

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Taylor C.M. Davis, a single man 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 23rd day of July, 2024.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: Sept. 21, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 7/23/24.

Affiant Signature – Joshua A. Terry

7/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/24/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON