Karen Johnson Davidson County
Batch# 1165839 DEEDWARR
08/02/2024 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20240802-0058898

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748213**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $692,000.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2024. Notary Public My Commission Expires: June 29, 2027

JAMES SANTOS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 29, 2027

WARRANTY DEED

Address New Owner: Bridger Smith 198 37th Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 138.00

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, **Ryan Glaser Williams and Mary Catherine Rebrovick, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Bridger Smith, unmarried man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 150 feet of Lot No. 29, on the Map of A SUBDIVISION OF THE NORTHWEST PART OF WEST END LAND COMPANY PROPERTY, of record in Plat Book 421, page 152, Register's Office for said County.

Said part of Lot No. 29 fronts 66 feet on the Easterly margin of 37th Avenue North, formerly Pilcher Street, and extends back between lines 150 feet to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Ryan Glaser Williams , a single man and Mary Catherine Rebrovick, a single woman, by Warranty Deed from Juan Vallarino, Trustee Of The Juan Vallarino Revocable Trust Established On February 11, 2014, as amended, his successors and Assigns, with Full Right And Power to Convey, Sell, Mortgage, Lease Or Otherwise Encumber without the Joinder Or Consent Of Any Beneficiary Or Other Party, A Fifty Percent (50%) Undivided Interest, And Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust Established February 11, 2014, As Amended, Her Successors And Assigns, With Full Right And Power To Convey, Sell, Mortgage, Lease or Otherwise Encumber Without The Joinder Or Consent of Any Beneficiary Or Other Party, a Fifty Percent (50%) Undivided Interest, of record in Instrument No. 20201020-0121918, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020 and recorded on October 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF THE NORTHWEST PART OF WEST END LAND COMPANY PROPERTY, as recorded in Plat Book 421, Page(s) 152.

This is improved property located at 198 37th Avenue Nashville TN 37209

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of July, 2024.

Ryan Glaser Williams

Mary Catherine Rebrovick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Glaser Williams and Mary Catherine Rebrovick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2024.

Notary Public
My Commission Expires: June 29, 2027

JAMES SANTOS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 29, 2027

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 07/31/2024 (date of document).

Affiant Signature

07/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027