Karen Johnson Davidson County
Batch# 1184559 DEEDWARR
09/20/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20240920-0073222

WARRANTY DEED

File No. AT-24-7596

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Kenzi Merriweather
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Marshall Washburn and Kelly Lynn Schaich	UNITED WHOLESALE MTG, LLC	
(NAME)	(NAME)	044-15-0E-016.00-CO
2039 Village Park Circle	700 SOUTH BLVD, EAST	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	PONTIAC, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ashley M. Rigby, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Marshall Washburn and Kelly Lynn Schaich, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 16 of Village Green, Phase 3A of record in Instrument No. 20180904-0087221, 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 Hunter James Black, an unmarried man and Katelyn Marshall Baucom, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Amanda Cavanagh, a married woman of record in Instrument No. 20200409-0037406 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on April 09, 2020.

Being the same property conveyed to Ashley M. Rigby, unmarried woman by Warranty Deed from Hunter James Black and Katelyn Marshall Baucom, husband and wife of record in Instrument No. 20230516-0036566 Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 16, 2023.

This is property more commonly known as 2039 Village Park Circle, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 17th day of September, 2024.

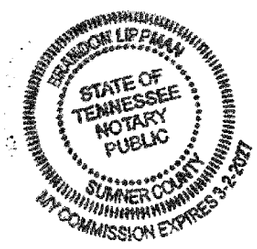
Ashley M. Rigby

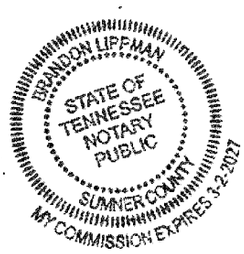
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2024, before me personally appeared Ashley M. Rigby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of September, 2024.

Notary Signature
My commission expires:





Tennessee Certification of Electronic Document

I, Shane T. Morris, 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 September 16.

Affiant Signature

20th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028