Karen Johnson
Batch # 1199692
10/31/2024 03:28:25 PM
Fees: $13.00 Taxes: $1,509.60

Davidson County
DEEDWARR
2 pgs

20241031-0084631

This instrument prepared by and return to:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $408,000.00.

Affiant

Subscribed and sworn to before me, this 29 **day of** OCTOBER, **2024.**

Notary Public
My commission expires: 7-3-2028

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Daniel Hayes	New Owner	147 01 0 165.00
4128 Lealand Lane Nashville, TN 37204		

WARRANTY DEED

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, **Lisa Ann Riback, Executrix of the Estate of Richard Perez, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Phillip Daniel Hayes, married ,** hereinafter called the Grantees, their successors 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. 221 on the Plan of CALDWELL HALL, SECTION 1, REVISED as of record in Plat Book 2900, Pages 57, 58 and 59, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 221 fronts 86.17 feet on the Southwesterly side of Edgeview Drive and extends around a curve to the left 38.10 feet and runs 88 feet on the Southeasterly side of West Longdale Drive and runs back 150.8 feet on the Southwesterly line and 135.1 feet on the Southeasterly line to a point in the rear.

Being the same property conveyed to Richard Perez, never married, by Warranty Deed from Kent C. Cramer, Trustee and David B. Tompkins, of record in Book 4962, Page 990, in the Register's Office of Davidson County, Tennessee, dated October 09, 1975 and recorded on October 20, 1975. The said Richard Perez died on December 21, 2023, testate, devising subject property to Lisa Ann Riback, Nancy Horn, Robert Anthony Perez, Jr., Linda Ariza, Stephen Perez and Anthony Perez. Lisa Ann Riback was appointed as Executrix of the Estate. See Probate at Case No. 24P-167, Davidson County Circuit Court (Probate Division). Also see Last Will and Testament of record in Instrument No. 20240416-0026897, in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 313 Edgeview Drive, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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 Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 28th day of October, 2024.

Estate of Richard Perez, deceased

Lisa Ann Riback, Executrix

Lisa Ann Riback, Executrix

Acknowledgment

STATE OF NEW YORK
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Ann Riback, Executrix of Estate of Richard Perez, deceased, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument as Executrix of The Estate of Richard Perez, deceased, and that she is duly authorized to execute the same on behalf of the Estate and for the purposes therein contained

Witness my hand and seal this 28th day of October, 2024.

Marie G. DiPrizito

Notary Public
Commission expiration date: 8/13/2026

MARIE G. DIPRIZITO
Notary Public, State of New York
No. 01DI4970545
Qualified in Nassau County
Commission Expires August 13, 2026