Karen Johnson Davidson County
Batch# 1207281 DEEDWARR
11/20/2024 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,044.25
20241120-0090654

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-5170

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,500.00

✓Samantha Nicole Cuthbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of November, 2024

Deborah Bissell
Notary Public

Commission Expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samantha Nicole Cuthbert and Nolan Alexander Becker 7925 Harpeth View Dr Nashville, TN 37221	NEW OWNER	142-13-0B-158.00-CO

WARRANTY DEED

FOR AND IN 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,
Virginia M. Ventura, a married woman
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Samantha Nicole Cuthbert, an unmarried woman and Nolan Alexander Becker, an unmarried man, as joint tenants with right of survivorship
HEREINAFTER CALLED THE GRANTEES, 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. 158 on the Plan of Final Plat First Revision Riverside Phase 3 of record in Plat at Instrument No. 20010404-0032691, 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 Virginia M. Ventura and husband, Arnold Ventura by Warranty Deed from Rochford Realty and Construction Co., Inc., of record in Instrument No. 20030702-0091521 Register's Office for Davidson County, Tennessee, dated July 01, 2003 and recorded on July 02, 2003.
Being the same property conveyed to Virginia M. Ventura by Quitclaim Deed from Arnold Ventura, of record in Instrument No. 20030814-0116953 Register's Office for Davidson County, Tennessee, dated August 11, 2003 and recorded on August 14, 2003.

The undersigned, Arnold Ventura, spouse of Virginia M. Ventura, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7925 Harpeth View Dr, Nashville, TN 37221

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 so 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.

Dated this the 18th day of November, 2024.

Virginia M. Ventura by Jane Barry, her Attorney-In-Fact
Virginia M. Ventura by Jane Barry, her Attorney-In-Fact

Arnold Ventura by Jane Barry, his Attorney-In-Fact
Arnold Ventura by Jane Barry, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Jane Barry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Virginia M. Ventura and that she is authorized by Virginia M. Ventura, to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of November, 2024.

Notary Signature
My commission expires: 2/17/27

WILLIAMSON COUNTY CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Jane Barry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Arnold Ventura and that she is authorized byArnold Ventura, to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of November, 2024.

Notary Signature
My commission expires: 2/17/27

WILLIAMSON COUNTY CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"
TO Warranty Deed
From: Virginia M. Ventura and Arnold Ventura
To: Nolan Alexander Becker and Samantha Nicole Cuthbert

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

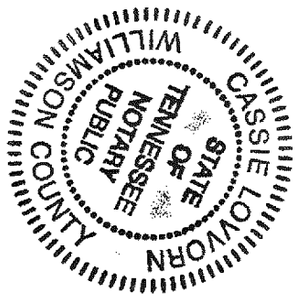
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Lane Barry
Affiant

WITNESS my hand and seal at office this 18th day of November, 2024.

Notary Public
My Commission Expires: 2/11/27



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 November 18, 2024

Affiant Signature

11/19/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 19, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY