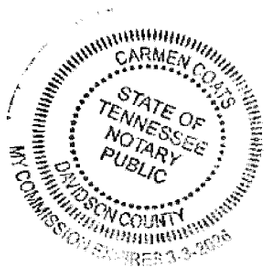
Karen Johnson Davidson County
Batch# 1272420 DEEDWARR
05/13/2025 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250513-0037593

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me, this the 9th day of May, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sadie Mae Stroud and Stacie Standifer	New Owner(s)	105-09-0-435.00
824 Benton Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER HALL-RISKO AND ASHLEY RISKO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SADIE MAE STROUD AND STACIE STANDIFER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 56 on the Map of Waverly Place of record in Plat in Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the Northwest intersection of Harewood Avenue or Benton Avenue and the West margin of the first alley of Elliot Avenue; thence with the margin of said alley, Northwesterly 97 feet to a point; thence Southwesterly 59 feet to an iron pin; thence Southeasterly 97 feet to an iron pin in the margin of Harewood or Benton Avenue; thence with the margin of the same, Northeasterly 59 feet to the point of beginning.

Being the same property conveyed to Morgan Alexandra Burch, Single and Evan Whitney Watkins, Single by Warranty Deed from William P. Ross and Patience C. Ross, Husband and Wife of record in Instrument No. 20190916-0093672 Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 16, 2019.

Being the same property conveyed to Peter Hall-Risko and Ashley Risko, husband and wife by Warranty Deed from Evan W. Watkins and Morgan Alexandra Burch, Husband and Wife of record in Instrument No. 20230518-0037383 Register's Office for Davidson County, Tennessee, dated May 11, 2023 and recorded on May 18, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 824 Benton Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of May, 2025.

Peter Hall-Risko

Ashley Risko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Hall-Risko and Ashley Risko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of May, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven 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 May 9. 2025.

Affiant Signature

13th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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