Name and Address of New Owner:
James D. Ridley, Jr.
1710 Stewart Place
Nashville, TN 37203

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 105-11-0-085

Karen Johnson Davidson County
Batch# 384034 DEEDWARR
04/09/2020 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20200409-0037875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin Leslie Longberg and Ciara Dean, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James D. Ridley, Jr.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Hamilton Property, Subdivision of Lot No. 15 and Re-subdivision of parts of Lot Nos. 11, 12 and 13 of Horton Plan recorded in Chancery Court Book 1, Page 44, original subdivision of parts of Lot Nos. 11, 12 and 13 is recorded in Book 974, Page 17, and now of record in Book 974, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Leslie Longberg and Ciara Dean, husband and wife by Quitclaim Deed from Benjamin Leslie Longberg, married dated September 6th 2019 recorded September 16th 2019 of record in Instrument No. 20190916-0093540 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Benjamin Leslie Longberg, unmarried man by Warranty Deed from Robert S. Hill, married dated May 30th 2017 and recorded May 31st 2017 of record in Instrument No. 20170531-0054162 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1710 Stewart Place, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of April, 2020.

_____(SEAL)
Benjamin Leslie Longberg

_____(SEAL)
~~Ciara~~ Dean

STATE OF ~~TENNESSEE~~ Texas - dw
COUNTY OF ~~DAVIDSON~~ Parker - dw

On this 7 day of April, 2020, before me personally appeared Benjamin Leslie Longberg and Ciara Dean, 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 7 day of April, 2020.

ANDY WILKS
My Notary ID # 131777914
Expires October 30, 2022

_____
Notary Signature
My commission expires: 10/30/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of April, 2020.

_____
Notary Public
My commission expires: 11821
File No. 20-959

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212