39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 522201 DEEDWARR
11/30/2020 02:04:22 PM 2 pgs
Fees: $13.00 Taxes: $2,106.57

20201130-0139071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,342.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

NOTARY POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-3206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin C. Vanderplas	Capstar Bank	09107027300
(NAME)	(NAME)	
4906 B Michigan Avenue	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Ridgemont Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Justin C. Vanderplas, a married man**, hereinafter called the GRANTEE(S), his 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. 815, of Block 137, on the NO. 1 PLAN OF WEST NASHVILLE, of record in Plat Book 57, Pages 74-75, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company by Quitclaim Deed for Separation of Tax Parcels dated 11/12/2019 from Ridgemont Homes, LLC, a Tennessee limited liability company of record in Instrument 20191114-0117522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to All matters shown on the plat of record in Plat Book 57, Page 74, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 4906 B Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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.

Effective the 23rd day of November, 2020.

Ridgemont Homes, LLC

BY: _____
Kevin Dattilo, Sole Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kevin Dattilo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sole Member of Ridgemont Homes, LLC the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of November, 2020.

_____
Notary Public:
My Commission Expires: 2-07-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064