Karen Johnson Davidson County
Batch# 578110 DEEDWARR
02/25/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20210225-0023620

3956

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $279,900.00.<br><br>Affiant<br>Subscribed and sworn to before me, this the 19th day of February, 2021.<br><br>Notary Public<br><br>My commission expires: |

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: |
|---|---|---|
| *Daniel Goscombe, Trustee of Montague River Home Trust and* | *New Owner(s)* | *052-09-0-137.00* |
| 1200 Villa Place Ste 407 | | |
| Nashville, TN 37212 | | |

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, **RISE SIMONE RITZMAN, TRUSTEE OF THE RITZMAN REVOCABLE LIVING TRUST DATED FEBRUARY 2, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL GOSCOMBE, TRUSTEE OF MONTAGUE RIVER HOME TRUST**, 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:

DS

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Montague Subdivision of record in Plat Book 421, Page 129, 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 Ruben M. Garces and wife, Monica A. Czulewicz by Warranty deed from John T. Wade and Jane W. Wade, as Trustees under the John T. Wade and Jane W. Wade revocable Living Trust of record in Instrument No. 20170901-0090409 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 01, 2017.

Being the same property conveyed to Tony Ritzman and Rise Ritzman, husband and wife by QuitClaim deed from Ruben M. Garces and wife, Monica A. Czulewicz of record in Instrument No. 20190410-0032866 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 10, 2019.

*Being the same property conveyed to Rise Simone Ritzman, Trustee of the Ritzman* Revocable Living Trust dated February 02, 2018 by QuitClaim deed from Rise Ritzman, unmarried of record in Instrument No. 20191213-0128483 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 13, 2019.

Tony Ritzman AKA James Anthony Ritzman having since died on October 13, 2019.

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 1201 Fernbank Drive, Madison, TN 37115, 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 19th day of February, 2021.

The Ritzman Revocable Living Trust dated February 2, 2018

By: Rise Simone Ritzman

Rise Simone Ritzman, Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rise Simone Ritzman, Trustee of The Ritzman Revocable Living Trust dated February 2, 2018, 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 19th day of February, 2021.

Jeremy V. Primus

Notary Public

My Commission Expires: 1/29/24

NOTARY PUBLIC STATE OF FLORIDA

JEREMY V. PRIMUS
Commission # GG 952803
Expires January 29, 2024
Bonded Thru Budget Notary Services

## Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

*Signature*

State of Tennessee )
)
County of Davidson )

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter

*Notary Signature*

My Commission Expires: January 10, 2023