Karen Johnson Davidson County
Batch# 615056 DEEDWARR
04/14/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20210414-0049865

WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allan S. Grimson	Reliant Bank Mortgage	09213017300
(NAME)	(NAME)	
3319 Park Avenue	9041 Executive Park Drive Suite 104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville TN 37923	
(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,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Allan S. Grimson and Jennifer Ives Grimson, husband and wife**, hereinafter called the GRANTEE(S), their 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. 4 and the easterly half of Lot No. 5, of Block 11, on the plan of Charlotte Park Company's Second Addition to Nashville, as shown on plat of record in Plat Book 57, Page(s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 and Part of Lot No. 5 front together 75 feet on the southerly side of Park Avenue (formerly First Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ridgemont Homes, LLC by Warranty Deed dated 03/20/2020 from Chan Mccullough, married, of record in Instrument 20200325-0032195 Scrivener's Affidavit recorded in Instrument No.20210317-0035602 , 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 160 and 161, 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 ☒ 3319 Park 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), their 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), their 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 12th day of April, 2021.

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 member of Ridgemont Homes, LLC the within named bargainor, a Tennessee Limited Liability Company, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2021.

_____
Notary Public:
My Commission Expires: 7/9/20

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

202104140049865

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

