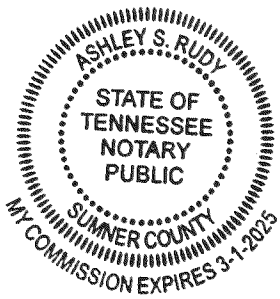
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,259,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/25

(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
Marty Gentry & Ted Brentley Clark	Same as owner	11814009700
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 686363 DEEDWARR 07/29/2021 10:11:30 AM 3 pgs Fees: $18.00 Taxes: $8,358.30 20210729-0102009
3561 Crestridge Drive	Same as property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **Marty Gentry and Ted Brently Clark, both unmarried, as tenants in common**, 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. 18 on the Map of Longview Manor, Section One and Two, as of record in Book 1424, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 18 fronts 110 feet on the west side of Crestridge Drive and runs back between lines 183.3 feet on the north line and 194 feet on the south line, to a dead line in the rear measuring 110.5 feet thereon
Being the same property conveyed to Ridgemont Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Melinda S. Shoemaker, Janie S. Adams, and Michael Canterbury, Successor CO-Trustees of the James W. Stanton Living Trust U/A/D November 20, 2000,, dated 02/07/2020, of record in Instrument 202002110015297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Plat Book 1424, Page 127, 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 ☒ 3561 Crestridge Drive, Nashville, TN 37204

(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 27th day of July, 2021.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

BY: _____

Kevin Dattilo, 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/her 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 27th day of July, 2021.

_____

Notary Public:

My Commission Expires: 2-21-22



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

Certificate of Authenticity

I, Alexandra McDaniel, 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 7/27/2021.

Date

Affiant Signature

7/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2021.

Notary's Signature

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025