Karen Johnson Davidson County
Batch# 728971 DEEDWARRSP
10/01/2021 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20211001-0132503

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

35087-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bright Future Investment LLC ATTN: M. Tadros 3441 Lebanon Pike, Suite 110 Hermitage, TN 37076	New Owner	053-00-0-043.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Don Ritz and Yun Tok Ritz** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Bright Future Investment LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Lewis Subdivision, of record in Plat Book 6050, Page 598, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Don Ritz and wife, Yun Tok Ritz by Deed dated August 12, 2004 from Janice H. Lewis, a married woman, of record in Instrument No. 20040818-0099657, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 28 day of September, 2021.

Don Ritz

Yun Tok Ritz

STATE OF Texas
COUNTY OF Dallas

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Don Ritz and Yun Tok Ritz, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 28th day of September, 2021.

ANN H. SUTTER
Notary Public, State of Texas
Comm. Expires 03-11-2022
Notary ID 2831797

Notary Public
My Commission Expires: 3-11-22

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this
30 day of September, 2021.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 053-00-0-043.00. Current year taxes have been pro-rated as part of closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 6050, Page 598, Register's Office for Davidson County, Tennessee.

4. A 16-foot easement across the rear of said lot to be used for alley, water and sewer as retained in the Deed of record in Book 3931, page 580, Register's Office for Davidson County, Tennessee.

5. Right-of-Way Deed for Highway Purposes and temporary construction easement to the State of Tennessee, of record in Book 4974, page 675, Register's Office for Davidson County, Tennessee.

6. A 5-foot right-of-way to the State of Tennessee as stated in the Quitclaim Deed, of record in Book 11183, page 197, Register's Office for Davidson County, Tennessee.

I, Andrew Wood, do hereby make oath that I am a licensed attorney and 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 September 30, 2021.

Andrew Wood, Esq.
Date: September 30, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this September 30, 2021.

Notary Public
My commission expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY