WARRANTY DEED

Karen Johnson Davidson County
Batch# 827395 DEEDWARR
03/23/2022 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20220323-0033694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MARCH, 2022

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

MST 2022-0222

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ridgemont Homes, LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	
7123 Crossroads Blvd		118-04-0-005.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Susan E. Gattis and Timothy Gattis wife and husband and Kristopher Gattis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ridgemont Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 2 on the Plan of Melrose Heights, Section Number Two of record in Plat Book 1835, Page 97, 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 Susan E. Stewart, unmarried by Warranty deed from Lucile Baran, unmarried of record in Book 8181, page 386, Register's Office for Davidson County, Tennessee, dated August 23, 1990 and recorded on August 24, 1990. (Value or consideration shown in aforementioned deed $40,000.00.)

Being the same property conveyed to Susan E. Gattis and husband, Timothy Gattis and Kristopher Phillip Gattis, as joint tenants with right of survivorship by Quitclaim deed from Susan Stewart, unmarried n/k/a Susan E. Gattis of record in Instrument No. 20090713-0065293 Register's Office for Davidson County, Tennessee, dated June 23, 2009 and recorded on July 13, 2009. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 520 Camden Drive Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 97, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2045, Page 631, in the Register's Office for Davidson County, Tennessee.

This property, known as 520 Camden Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 11th DAY OF MARCH, 2022.

Susan E. Gattis

Susan E. Gattis

Timothy Gattis

Timothy Gattis

Kristopher Gattis by Timothy Gattis

Kristopher Gattis by Timothy Gattis, his Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Susan E. Gattis and husband, Timothy Gattis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March, 2022.

Notary Public
My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Timothy Gattis, Attorney-in-Fact for Kristopher Gattis,** the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Susan E. Gattis and Timothy Gattis and Kristopher Gattis, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 11th day of March, 2022.

Notary Public
My Commission Expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, 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 MARCH 15, 2022.

Affiant Signature _____

MARCH 15, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of MARCH 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1·26·25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025