WARRANTY DEED

Karen Johnson Davidson County
Batch# 869392 **DEEDWARR**
06/10/2022 09:48:13 AM 2 pgs
Fees: $13.00 Taxes: $16,465.00

20220610-0066163

J-V-22-517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,450,000.00.

Affiant

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
517 Veritas LLC	**New Owner**	
(NAME) **807 Bradford Avenue**	(NAME)	**133-05-0-044.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **RIDGEWOOD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **517 VERITAS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 350, 352, 354 and 356 on the Map of Sunrise Heights Second Addition as of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, also being Parcel 44.00 as shown on Davidson County Property Map 133-05 and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated December 21, 2015 as follows:

Beginning at an iron rod (old) on the Southerly right-of-way of Veritas Street (50' R.O.W.), being the Northeast corner of the property conveyed to Judy Ann Cothran of record in Instrument No. 20130911-0096040, R.O.D.C., Tennessee, also being the Northwest corner of the herein described tract; thence, leaving said Cothran property and following the Southerly right-of-way of Veritas Street South 82 degrees 05 minutes 39 seconds East, 200.05 feet to a mag nail (old) set in asphalt, being the Northwest corner of the property conveyed to Clear Blue Equity, LLC of record in Instrument No. 20140717-0063352, R.O.D.C., Tennessee; thence, leaving the Southerly right-of-way of said Veritas Street and following the Westerly boundary of said Clear Blue Equity, LLC property South 08 degrees 08 minutes 08 seconds West, 144.99 feet to an iron rod (old) on the Northerly right-of-way of an un-improved alley, being the Southwest corner of said Clear Blue Equity, LLC property; thence, leaving said Clear Blue Equity, LLC property and following the Northerly right-of-way of said un-improved alley North 82 degrees 07 minutes 19 seconds West, 100.00 feet to a mag nail (old) set in asphalt; thence, South 08 degrees 09 minutes 24 seconds West, 4.99 feet to a mag nail (old) set in asphalt; thence, North 82 degrees 07 minutes 08 seconds West, 99.97 feet to an iron rod (old), being the Southeast corner of the aforementioned Cothran property; thence, leaving the Northerly right-of-way of said un-improved alley and following the Easterly boundary of said Cothran property North 08 degrees 06 minutes 28 seconds East, 150.08 feet to the Point of Beginning, described according to the ALTA Survey, dated December 21, 2015, prepared by Jack Whitson, TN RLS No. 1732, Wamble & Associates, File No. 877-0115.

Being the same property conveyed to Ridgewood Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Lindell Williams, of record in Instrument No. 20160119-0005015, in the Register's Office of Davidson County, Tennessee, dated January 15, 2016, and recorded on January 19, 2016.

This conveyance is subject to:

- Taxes and assessments for the year 2022 and subsequent years.
- Subject to all matters shown on the ALTA/NSPS Land Title Survey of 517 Veritas Street performed by Clint Elliott Survey on June 3, 2022 and labeled as Project ID: Veristas St 517.

This is **improved** property known as: **517 Veritas St, Nashville, Tennessee 37211**.

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 heirs and 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 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 the 8 DAY OF JUNE, 2022.

Ridgewood Partners, LLC

BY:_____
Alex Lipsitz
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEX LIPSITZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the AUTHORIZED AGENT of RIDGEWOOD PARTNERS, LLC the within named bargainor, a limited liability company, and that she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212