Karen Johnson Davidson County
Batch# 874782 DEEDWARR
06/21/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220621-0070273

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 14th day of JUNE, 2022.

Notary Public
My commission expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Gertz	**WINGS FINANCIAL CREDIT UNION**	**04107005400**
4021 Ridgemont Dr	**14985 Glazier Ave., Ste 100**	
Nashville, TN 37207	**Apple Valley, MN 55124**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Biggs Investment Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Gertz, a single man

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. 486, on the Plan of Bellshire Estates, Section B, of record in Plat Book 2331, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Biggs Investment Group, LLC, a Kentucky limited liability company, by Warranty Deed from Michael A Biggs, Administrator of Estate of Kevin Allen Biggs, dated April 15, 2022, of record in Instrument No. 20220422-0046866, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 4021 Ridgemont Dr, Nashville, TN 37207.

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 in 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.

Biggs Investment Group, LLC

_____ Date: 6/14/22

By: Josh Biggs, Member

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Josh Biggs with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Member of Biggs Investment Group, LLC and that he is authorized by Biggs Investment Group, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 10 21 -2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kristen Traini, 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 6/14/2022.

Date

Affiant Signature

6/14/2022

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 14th day of June, 2022.

Notary's Signature

My Commission Expires: 10 21 -2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER