THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741932** Karen Johnson Davidson County Batch# 901845 DEEDWARR 08/11/2022 08:11:30 AM 3 pgs Fees: $18.00 Taxes: $4,162.50 20220811-0091153	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me, this 10th day of August, 2022. Notary Public My Commission Expires: 9.2.2024 KRISTIN DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Mervyn Leonard Anthony Joseph and Michael Gavin Hogan 105 W End Close Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 09 0N 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Ritchie, Trustee of the Robert J. Ritchie Revocable Trust U/A/D April 19, 2000** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mervyn Leonard Anthony Joseph and Michael Gavin Hogan, married to each other**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 105, in a Horizontal Property Regime as shown on the condominium site plan for West End Close Condominium, as of record on Exhibit "A" of the Master Deed of West End Close of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Ritchie, Trustee of the Robert J. Ritchie Revocable Trust U/A/D April 19, 2000, by Quitclaim Deed from Top Dog Records, Inc., a Michigan Corporation, of record in Instrument No. 20160107-0001548, in the Register's Office for Davidson County, Tennessee, dated December 30, 2015, and recorded on January 07, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20160218-0015393, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Top Dog Records, Inc., a Michigan Corporation, by Warranty Deed from Browning-Bacon Properties, LLC, a TN Limited Liability Company, of record in Instrument No. 20050713-0081137, in the Register's Office for Davidson County, Tennessee, dated July 01, 2005, and recorded on July 13, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co. Division "A", as recorded in Plat Book 161, Page(s) 151.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Close Condominium of record in Instrument No. 20030701-0090321, as amended by instrument(s) of record in Instrument No. 20030724-0103538; Supplement and Amendment in Instrument No. 20031202-0173105; Correction to the Supplement and Amendment in Instrument No. 20041005-0120026; Re-Record of Correction to the Supplement and Amendment in Instrument No. 20041203-0144407 and Supplement and Amendment in Instrument No. 20050318-0029873; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030311-0031977.

This is improved property located at: 105 W End Close, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2022.

The Robert J. Ritchie Revocable Trust U/A/D April 19, 2000

Robert J Ritchie, Trustee,
by WC, Attorney in Fact

Robert J. Ritchie, Trustee, by
Will Chapman, his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Chapman, as the authorized Attorney in Fact for Robert J. Ritchie, Trustee of The Robert J. Ritchie Revocable Trust referenced herein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2022.

AVS

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-10-2022

Affiant Signature

8.10.2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of August, 2022.

Notary Signature

My Commission Expires: 9.2.2024

