Karen Johnson Davidson County
Batch# 911295 DEEDWARR
09/01/2022 10:22:14 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20220901-0098615

WARRANTY DEED

File #2022-0418

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERAT
WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me on August 31, 2022.

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
TF UNIT 1, LLC 800 19th Avenue South, Apt. 2021 Nashville, TN 37203	New Owner	093-11-0C-037.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGE LEE RITZEN, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TF UNIT 1, LLC, A NEW YORK LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 37, as shown on the map entitled Rutledge House Condominium, of record in Plat Book 6200, page 318 and amended in Book 11700, page 26, as established under Master Deed of record in Book 11687, page 739, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to RUTLEDGE HOUSE, LTD., by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, of record in Book 6715, page 855, dated November 15, 1985, said Register's Office. Also see Certificate of Merger in Instrument No. 20010628-0068737, said Register's Office.

Further being a portion of the same property conveyed to CHARLES A. RITZEN, by Quitclaim Deed from RUTLEDGE HOUSE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF EQUITY CAPITAL CORPORATION, RICHARD STOCKSTILL, TRUSTEE, RICHARD M. STOCKSTILL KEOGH RETIREMENT PLAN, DONALD O. RIDDLE AND CHARLES A. RITZEN, of record in Instrument No. 20021219-0157109, dated December 18, 2002, said Register's Office.

Further being the same property conveyed to GEORGE LEE RITZEN, by Quitclaim Deed from CHARLES A. RITZEN, AN UNMARRIED PERSON,

of record in Instrument No. 20041222-0152488, dated December 21, 2004, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6 Middleton Street, Nashville, TN 37210.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand on August 31, 2022.

Grantor:

George Lee Ritzen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GEORGE LEE RITZEN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2022.

My Commission Expires Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY