WARRANTY DEED

Karen Johnson Davidson County
Batch# 937317 **DEEDWARR**
11/02/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00

20221102-0118533

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kevin Michael Hoffman and Sarah Jeanne Kemme	NEW OWNER	092 13 0 288.00
(NAME)	(NAME)	
320 Chamberlin Street	320 Chamberlin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ridgemont Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kevin Michael Hoffman and Sarah Jeanne Kemme, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BOX 10-A

Land in Davidson County, Tennessee, being Lot No. 16, of Block 26, on the Map of Subdivision of Plummer Place and Part of Blocks No's. 3-8=13=18 and 23 in Charlotte Park 2nd Addition to Nashville, as of record in Plat Book 161, Page 39, said Register's Office.

Said Lot No. 16 fronts 50 feet on the Easterly side of Chamberlin Street, formerly 38th Avenue North, and runs back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Ridgemont Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Donna M. Smith, unmarried, of record in Instrument No. 20210302-0026290, in the Register's Office of Davidson County, Tennessee, dated February 23, 2021, and recorded on March 02, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 320 Chamberlin Street, Nashville, TN 37209
(House No.) (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 successors 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Subdivision of Plummer Place and Part of Blocks No's. 3-8=13=18 and 23 in Charlotte Park 2nd Addition to Nashville, as recorded in Plat Book 161, Page(s) 39 .
Easement for Sanitary Sewer, recorded in Book 1940, Page 71.

Effective the 2 day of November, 2022.

Ridgemont Homes, LLC

BY: _____
Kevin Battilo, Sole Member

STATE OF TENNESSEE

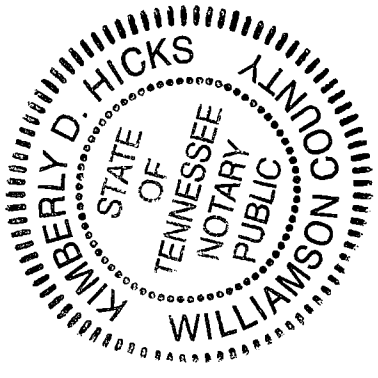
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Kevin Dattilo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member (or other officer authorized to execute the instrument) of Ridgemont Homes, LLC, the within named bargainor, a Tennessee limited liability company, and as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 2 day of November, 2022

Kimberly D Hicks

Notary Public
My Commission Expires: 1-01-26



RETURN TO:
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Franklin, TN 37064