Karen Johnson Davidson County
Batch# 966430 DEEDWARR
02/02/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,613.05
20230202-0007711

G#36498-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$976,500.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2023.

Notary Public

My commission expires: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Barrett Ridgway and Andrea Silva Ridgway	New Owner	**104 06 0 213 00**
507 32nd Avenue South		
Nashville, TN 37212		

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 ACKNOWLEDGED,

MaxCountry Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

David Barrett Ridgway and Andrea Silva Ridgway, husband and wife

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. 79 on the Map of R. W. Gizzard Subdivision of part of the Bosley Tract, Plan not of record, and described as follows:

BEGINNING at a point in the westerly margin of Orient Circle (now 32nd Avenue South) at a point 252 1/4 feet Southeast from the Southwest intersection of Marborough Avenue and Orient Circle (now 32nd Avenue South) fronts 75 feet on the westerly side of Orient Circle (now 32nd Avenue South) and runs back 150 feet to an alley and shows 47 1/2 feet on said alley.

BEING all of the same property conveyed to MaxCountry Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated January 18th, 2022, from Nathan Fast and Megan Fast,

husband and wife, of record in Instrument No. 20220119-0007258, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved property, known as: **507 32nd Avenue South, Nashville, TN 37212**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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.

Witness its hand by its duly authorized officer this 26 day of January, 2023.

MaxCountry Properties, LLC

By: _____
William Mark Richter, sole Member

STATE OF FLORIDA)
COUNTY OF Manatee)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William Mark Richter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **sole Member** of **MaxCountry Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **William Mark Richter** as **sole Member.**

Witness my hand, at office at Longboat Key (City), Florida, this 26 day of **January, 2023.**

_____
Notary Public

My Commission Expires: 2/22/2026

Notary Public State of Florida
Ryan W Parker
My Commission
HH 232567
Exp. 2/22/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 Jan 26, 2023.

Affiant Signature

Feb 2, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Feb 2, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON