WARRANTY DEED

Karen Johnson Davidson County
Batch# 973335 DEEDWARR
02/22/2023 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20230222-0012644

File No. AT-23-3854

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Black Chandelier Properties, LLC and Blake Sennett	NEW OWNERS	
(NAME) 0 Goldilocks Street	(NAME) 907 S 12th STREET	052-05-0-105-00, 052-05-0-106-00, 052-05-0-107-00
(ADDRESS) Nashville, TN 37115	(ADDRESS) NASHVILLE TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Ernie Doss Hill, widower, Anna Ringemann, single woman, and Amon Ringemann, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Black Chandelier Properties, LLC, a North Carolina Limited Liability Company, and Blake Sennett, married**, HEREINAFTER CALLED THE GRANTEE, 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. 3 and an easement appurtenant thereto, on the Plan of Red Bud Terrace, of record in Plat Book 843, Page 41, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 100 feet on the southeast side of Red Bud Terrace and extends back between parallel lines a distance of 200 feet to a dead line, and measuring 100 feet on said dead line and being directly to the North of Lots Nos. 1 and 2 of said subdivision.

The easement or right of way consisting of a 7-1/2 foot strip along the northwesterly margin of Lot No. 1 and a 7-1/2 foot strip along the southeasterly margin of Lot No. 2 of said subdivision, said right of way extending from East Palistine Boulevard to the southwesterly boundary line of Lot No. 3.

Being the same property conveyed to John T. Bottom, Jr., Trustee, with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary, by Warranty Deed from Hubert W. Prince and wife, Mary B. Prince of record in Book 4263, page 235, Register's Office for Davidson County, Tennessee, dated August 9, 1968 and recorded on August 26, 1968.

Ernie (Doss) Hill was a beneficiary along with Jim Stevens of the above Trust.

James (Dedrick) Stevens (a/k/a Jim Stevens) died June 5, 2008, his estate being administered through Davidson County Probate Court, Docket No. 08P-927. The interest owned by Jim Stevens was devised to Amon Ringemann and Anna Ringemann, brother and sister.

Being the same property conveyed to Ernie Hill, his successors, heirs and assigns, a one-half (1/2) undivided interest and to Amon Ringemann and Anna Ringemann, brother and sister, own their one-half (1/2) undivided interest with right of survivorship to the survivor of them by Quitclaim deed from John T. Bottom, Jr., Trustee, with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary of record in Instrument No. 20180517-0047218 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on May 17, 2018.

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5, on the Plan of Red Bud Terrace, of record in Plat Book 843, Page 41, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 100 feet on the easterly side of Red Bud Terrace and runs back between parallel lines, 200 feet to a dead line in the rear.

Said Lot No. 5 fronts 100 feet on the easterly side of Red Bud Terrace and runs back between parallel lines, 200 feet to a dead line in the rear.

Being the same property conveyed to Doss Hill and Dedrick Stevens by Warranty deed from James M. Fischer, Jr., Trustee of record in Book 4883, page 589, Register's Office for Davidson County, Tennessee, dated January 3, 1975 and recorded on January 24, 1975.

James (Dedrick) Stevens (a/k/a Jim Stevens) died June 5, 2008, his estate being administered through Davidson County Probate Court, Docket No. 08P-927. The interest owned by Jim Stevens was devised to Amon Ringemann and Anna Ringemann, brother and sister.

Being the same property conveyed to a one half (1/2) undivided interest to Amon Ringemann and a one-half (1/2) undivided interest to Anna Ringemann, the said Amon Ringemann and Anna Ringemann being brother and sister own their respective one-half (1/2) undivided interests with right of survivorship to the survivor of them by Quitclaim deed from Andrew B. Gibson, Jr. and Anna Frederick Ringemann in their capacity as Co-Executors of the James D. Stevens Estate, quitclaim the one-half (1/2) undivided interest owned by Dedrick Stevens of record in Instrument No. 20190612-0056450 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 12, 2019.

This is property more commonly known as 0 Goldilocks Street, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 17th day of February, 2023.

Ernie Doss Hill

Anna Ringemann

Amon Ringemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, before me personally appeared Ernie Doss Hill, Anna Ringemann and Amon Ringemann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of February, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-[illegible]-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 17, 2023**.

Date

Affiant Signature

February 22, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **22** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023
Date

Notary's Seal (if on paper)

