Karen Johnson Davidson County
Batch# 987352 DEEDWARR
03/31/2023 03:59:30 PM 8 pgs
Fees: $43.00 Taxes: $888.00
20230331-0023597

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-1048

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Nov 6, 2024

State of Tennessee
County Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Tara L Ritz

Affiant

Subscribed & sworn to before me, this 29th day of March, 2023 2023

Notary Public

Property Address: 7324 Dunaway Drive, Nashville, TN 37221 **Map/Parcel Number:** 128-09-0-069	**Name & Address of New Owner:** Music City Financial, LLC 7703 North Lamar Blvd #205 Austin, TX 78752	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite #204 Nashville, TN 37214

Effective as of 29 **day of** 03**, 2023**, for and in consideration of the sum 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 is hereby acknowledged**, Tara L. Ritz, Executrix of The Estate of Linda Lou Lang*** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dunaway Woods, Section 1, Resubdivision of Lot 7, as of record in Instrument No. 20121016-0094969, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

*Being the same property conveyed to Linda Lang, Trustee of the F.O.G. Spendthrift Trust, by Warranty Deed from Cheryl L. Givens, unmarried, of record in Instrument No. 20151216-0126595, in the Register's Office of Davidson County, Tennessee, dated December 15, 2015, and recorded on December 16, 2015. Linda Lang died on or about April 2, 2021. The Will of Linda L. Lang was submitted to probate in the matter of *Estate of Linda L. Lang*, Case No. 21P971, In the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The will named Tara L. Ritz as Executrix and Letters Testamentary were granted to Taral L. Ritz on July 27, 2021.

On or about January 20, 2023, *In the Matter of the Conservatorship of Jonathan Ryan Lang, Respondent, Michael Dwayne Ritz, Petitioner, Alison Lang, Platiniff v. Tara Ritz, Successor Trustee of the F.O.G. Spendthift Trust dated October 10, 2010, Defendant, and Jonathan Lang, Defendant/Intervenor*, in the Seventh Circuit Court for Davidson County, Tennessee, Probate

Division, No. 21P-2468, the Court invalidated the F.O.G. Spendthrift Trust dated October 10, 2010 and Ordered that all asset transfers made thereto were declared void. (See Order attached hereto as "Exhibit A"). The Court specifically Ordered that the residence at 7824 Dunaway Drive, Nashville, Tennessee 87221 shall be part of the residuary estate of Linda Lou Lang, decased.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, and **2023 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 29 day of 03, 2023

GRANTOR:

The Estate of Linda Lou Lang

Tara L Ritz

By: _____.
Tara L. Ritz, Executrix

STATE OF Tennessee

COUNTY OF Davidson

On this 29 **day of** 03**, 2023, before me, by audio-video communication personally appeared Tara L. Ritz, Executrix of The Estate of Linda Lou Lang, 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 29th **day of** March**, 2023**
2023

Madelyn N Reynolds

Notary Signature

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Nov 6, 2024

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN THE MATTER OF THE CONSERVATORSHIP OF:	)	
JONATHAN RYAN LANG, **Respondent,**	)	
MICHAEL DWAYNE RITZ, **Petitioner.**	)	
ALLISON LANG, **Plaintiff,**	)	**No. 21P-2468** **Judge Andra Hedrick**
v.	)	
TARA RITZ, Successor Trustee of the F.O.G. SPENDTHRIFT TRUST dated OCTOBER 10, 2010 **Defendant.**	)	
and	)	
JONATHAN LANG, **Defendant/Intervenor.**	)	

ORDER APPROVING SETTLEMENT

This cause came to be heard on the 20th day of January 2023, before the Honorable Andra Hedrick of the Davidson County Probate Court, upon the joint motion of Plaintiff Alison Lang ("Plaintiff"), by and through her counsel Stacey Schlitz, Defendant/Intervenor Jonathan Lang ("Defendant/Intervenor"), by and through his temporary conservator Gary Temple, and Defendant Tara Ritz ("Defendant" or "Successor Trustee"), by and through her counsel Shannon Crutcher, to approve the Settlement Agreement and Release entered into by the parties to resolve the litigation concerning the F.O.G. Spendthrift Trust dated October 10, 2010 (the "Trust"), for

which Plaintiff filed a Complaint for Declaratory Judgment on April 25, 2022.

Whereupon, from the motion filed in this cause, statements of counsel, and from the entire record, the Court finds that the Settlement Agreement is well taken.

It is, therefore, ORDERED, ADJUDGED and DECREED by the Court:

1. The F.O.G. Spendthrift Trust dated October 10, 2010 shall be declared invalid, and all asset transfers made thereto shall be declared void. Accordingly, any assets that were titled in the name of the Trust, including but not limited to the residence at 7324 Dunaway Drive, and the account at B. Riley Wealth Partners ending in 0359, shall be part of the residuary estate of Linda Lou Lang.

2. Alison Lang shall have an immediate distribution of $25,000.00 to her irrevocable trust immediately upon entry of this Order.

3. Upon the closing of the Estate of Linda Lou Lang, all taxes shall be paid after the filing of any unfiled returns on the estate and, if appropriate, the trust.

4. All estate fees, costs, and expenses, including but not limited to attorney fees payable to Shannon Crutcher and personal representative fees payable to Tara Ritz shall be paid before division of the proceeds. The remaining amount (the "Net Proceeds") shall be divided as follows:

5. Jonathan Lang shall receive 65 percent of the Net Proceeds and they shall be put into the JONATHAN RYAN LANG SPECIAL NEEDS TRUST.

6. Alison Lang shall receive 35 percent of the Net Proceeds and they shall be put into an irrevocable trust for the benefit of Alison Lang and her children.

7. Jonathan Lang and Alison Lang shall each be responsible for their own attorney's fees, expenses and costs, including discretionary costs and expert witness expenses. The taxable costs of court as identified by the Clerk shall be taxed to the party responsible for such costs.

8. Alison Lang shall be responsible for any unpaid court costs related to the Complaint for Declaratory Judgment.

IT IS SO ORDERED.

[signature page to follow]

APPROVED FOR ENTRY:

Stacey Schlitz

Stacey Schlitz (BPR# 022933)
Schlitz Law
1507 16th Avenue South
Nashville, Tennessee 37212
(615) 646-8740 phone
(615) 646-8745 fax
sschlitz@schlitzlaw.com
Attorney for Plaintiff Allison Lang

Gary W. Temple with permission SLS

Gary W. Temple
4211 Gallatin Road
Nashville, TN 37216
Temporary Conservator

Shannon Crutcher with permission SLS

Shannon Crutcher
Beal, Nations & Crutcher
1600 Westgate Circle, Suite 275
Brentwood, TN 37027
Attorney for Defendant Tara Ritz

Mike J. Urquhart
121 E. Cedar Street
Goodlettsville, TN 37072
Attorney Ad Litem

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Order has been sent first-class mail to:

Gary W. Temple
4211 Gallatin Road
Nashville, TN 37216
Temporary Conservator

Shannon Crutcher
Beal, Nations & Crutcher
1600 Westgate Circle, Suite 275
Brentwood, TN 37027
Attorney for Defendant Tara Ritz

Mike J. Urquhart
121 E. Cedar Street
Goodlettsville, TN 37072
Attorney Ad Litem

This 6th day of January, 2023

Stacey Schlitz

Stacey Schlitz

Case Title: RITZ V LANG

Case Number: 21P2468

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 03/29/2023 (date of document).

Affiant Signature

03/29/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 29th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025