WARRANTY DEED

Karen Johnson Davidson County
Batch# 1001050 DEEDWARR
05/09/2023 10 45 09 AM 2 pgs
Fees $13 00 Taxes $1,947 68

20230509-0034437

G-VRES-23-2208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,400 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jonathan R. Paulk	Same as new owner	
(NAME)	(NAME)	**095-02-0-133.00**
2208 Lebanon Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STUART SCOTT RIDGWAY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN R. PAULK, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, on the plan of Four Acres Subdivision, of record in Book 2330, Page 17, Register's Office of Davidson County, Tennessee

Said Lot No 3 fronts 118 feet on the northerly side of Lebanon Pike, and runs back 321 3 feet on the easterly line and 368.6 feet on the westerly line, to a dead line in the rear measuring 158 feet thereon

Being the same property conveyed to Leo Ridgeway and wife, Suzanne W Ridgway by Warranty Deed from Carol Ann Northern Stubblefield now McCormick and Nancy Higgins, devisees of the Will of Annie Laura Northern, dated May 3, 1982 and recorded May 5, 1982 in Book 5881, Page 22, Register's Office of Davidson County, Tennessee.

Suzanne W Ridgway having become deceased on or about May 3, 2018, leaving Leo Ridgeway surviving tenant by the entirety,

Leo Ridgway having become deceased on or about August 6, 2018, LWT probate in Davidson County Probate Court Case No 18P-1592

Being the same property conveyed to Leha Nan Weber, Steven Spencer Ridgway and Stuart Scott Ridgway by Executor's Quitclaim Deed by Leha Nan Weber, Executor of the Estate of Leo Ridgway, dated January 11, 2019 and recorded January 17, 2019 in Instrument No. 20190117-0005069, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Stuart Scott Ridgway by Quitclaim Deed from Leha Nan Weber, in Instrument No. 20190201-0009587; and Quitclaim Deed from Steven Spencer Ridgeway, in Instrument No 20190201-0009588, both dated January 24, 2019 and recorded February 1, 2019, Register's Office of Davidson County, Tennessee.

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 17, Register's Office for Davidson County, Tennessee
- Easement for water main in Book 722, Page 244, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2208 Lebanon Pike, Nashville, Tennessee 37214**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th DAY OF MAY, 2023

Stuart Scott Ridgway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STUART SCOTT RIDGWAY, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of May, 2023.

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212