Karen Johnson Davidson County
Batch# 1033364 DEEDWARRSP
08/02/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $6,090.57
20230802-0059458

SPECIAL WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,646,099.87.

Kimberly Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2023.

Megan G. Dewey
Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

MEGAN G. DEWEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Adam Zuckerman and Kristina Betters 4110 Wyoming Avenue Nashville, TN 37209	NEW OWNER	103-04-0-281.00

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 considerations, 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 hereby transfer and convey unto **Adam Zuckerman and Kristina Betters, husband and wife**, hereinafter called GRANTEE(S), 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. 30, on the MAP OF CHARLOTTE AVE. CHURCH OF CHRIST ADDITION TO WEST NASHVILLE, of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ridgemont Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 09/30/2021 from Teresa Tyson Bennett, Executrix of the Estate of Frederick Bennett, deceased, of record in Instrument No. 20211007-0134779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Matters shown on plat of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee, Restrictive Covenant for Detached Structure of record in Instrument No. 20220330-0036528, Register's Office for Davidson County, Tennessee.

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, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 4110 Wyoming Avenue, Nashville, TN 37209

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 27 day of July, 2023.

Ridgemont Homes, a Tennessee Single Member, LLC

BY: _____
Kevin J. Dattilo, Sole Member

STATE OF TENNESSEE

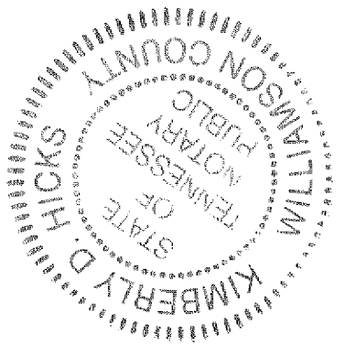
COUNTY OF Williamson

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 of Ridgemont Homes,LLC, a Tennessee Single Member, LLC, and as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 27 day of July, 2023.

_____
Notary Public

My Commission Expires: 1-07-26



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 27 day of July, 2023.

K. Thomas Sidwell
Date: 7-27-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 27 day of July, 2023.

Notary Public
My Commission Expires: 1-21-26

