WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $509,250.00.

Affiant

File #2023-0171

Subscribed and sworn to before me on July 28, 2023.

NOTARY PUBLIC
My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1033443 DEEDWARR
08/02/2023 10:31:15 AM 2 pgs
Fees $13.00 Taxes $1,884.23

20230802-0059562

INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
George Ritzen 309 54th Avenue North Nashville, TN 37209	New Owner	091-15-0-071.00

FOR AND IN CONSIDERATION 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 are hereby acknowledged, **WILLIAM EDLEY REDMOND, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **GEORGE RITZEN, A MARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block No. 13 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park, Company's First Addition as of record in Book 421, page 18, Register's Office for said County described according to a survey made by E. R. Southgate, Surveyor, Jan. 9, 1946, as follows:

Beginning on the easterly margin of 54th Avenue North (formerly Richland Avenue), 153 feet north of the northeast corner of the intersection of said 54th Avenue North (formerly Richland Avenue) and Nevada Avenue; thence with the easterly margin of said 54th Avenue North (formerly Richland Avenue), northwardly 50 feet to the southerly margin of an alley; thence with said alley, eastwardly 150 feet; thence southwardly and parallel with the easterly margin of 54th Avenue North (formerly Richland Avenue), 50 feet; thence westwardly and parallel with the southerly margin of said alley, 150 feet to the beginning.

Being the same property conveyed to DAVID T. REDMOND AND WIFE, BESSIE J. REDMOND, by deed from EFFORD L. HUNTER AND WIFE, RUBY M. HUNTER, of record in Book 2012, page 351, dated June 28, 1951, said Register's Office. DAVID T. REDMOND has since died leaving BESSIE J. REDMOND as the surviving tenant by the entirety. BESSIE J. REDMOND died testate on or about December 31, 2003, devising said property to JUDITH REDMOND by will of record in Docket No. 23P487, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. JUDITH REDMOND died testate on or about January 21, 2023, devising

said property to WILLIAM EDLEY REDMOND by will of record in Docket No. 23P486, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 304 54th Avenue North, Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand on July 28, 2023.

Grantor:

William Edley Redmond

William Edley Redmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **WILLIAM EDLEY REDMOND**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2023.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson