Karen Johnson Davidson County
Batch# 1045534 DEEDWARR
09/01/2023 12:07:30 PM 5 pgs
Fees: $28.00 Taxes: $3,515.00
20230901-0068808

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me, this 31 day of August, 2023.

Notary Public

My commission expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/21/2025
MAURY COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan E. Ritches and Alyse P. Ritches	**New Owner**	**172-00-0-148.00**
280 Holt Hills Road		
Nashville, TN 37211		

EFFECTIVE AS OF THE DATE OF THE SIGNATURE OF THE LAST GRANTOR BELOW, FOR AND IN 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, WE,

Rachel Brook Force, Yuri Fox Force, and Jessi Erin Force, heirs at law and named beneficiaries of Sharon Holland Force

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan E. Ritches and Alyse P. Ritches, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Tract No. 31 on the Plan of Holt Hills, Section 3 of record in Book 5200, Page 306, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stan L. Force and wife, Sharon H. Force, by Warranty Deed of record in Book 5712, page 417, Register's office for Davidson County, Tennessee. Stan L. Force and Sharon H. Force having later divorced and pursuant to Final Decree for Case No 94D-4198, Stan L. Force conveyed all of his insterest unto Sharon H. Force by Quitclaim Deed, dated July 26, 1996, of record in Book 10136, Page 321, Register's Office for Davidson

County, Tennessee. Sharon H. Force having died December 19, 2012, her will being probated in Davidson County as Case No 13P1532, and title vested in Rachel Brook Force, Yuri Fox Force and Jessi Erin Force.

THIS PROPERTY IS CONVEYED WITH AND MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 5200, Page 306, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 5708, Page 670, Register's Office for Davidson County, Tennessee. Easement for Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and amended in Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee. Ingress, Egress and Utilities Easement in Deed of record in Book 5712, Page 417, in the Register's Office for Davidson County, Tennessee. 50 Foot Ingress and Egress Easement retained in Deed of record in Book 4780, Page 611, in the Register's Office for Davidson County, Tennessee.

c. All other easements and restrictions of record.

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 is improved property known as 280 Holt Hills Road, Nashville, TN 37211.

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 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(s) this 31st day of August, 2023.

Jessi Erin Force

Jessi Erin Force

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jessi Erin Force,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2023.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 23-308
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Yuri Fox Force

STATE OF GA

COUNTY OF Coweta

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Yuri Fox Force,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of August, 2023.

Notary Signature
My commission expires: 12/2/2024

Lori Davis
NOTARY PUBLIC
Coweta County, GEORGIA
My Commission Expires 12/02/2024

Rachel Brook Force

Rachel Brook Force

STATE OF North Carolina

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Rachel Brook Force,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2023.

Derek D. McAllister

Notary Signature

My commission expires: February 11, 2024

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2024

Certificate of Authenticity

I, Ashley Rudy, 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 08.30.2023 & 08.31.2023

Date

Affiant Signature

09.01.2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of September, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY