Karen Johnson Davidson County
Batch# 1045555 DEEDWARR
09/01/2023 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $14,060.00
20230901-0068836

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2023.

Notary Public

My Commission Expires:

WESLEY D TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 9, 2026

Address New Owner As Follows:
2319 Crestmoor, LLC
c/o Jeffrey Mobley
2319 Crestmoor Road
Nashville, TN 37215

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
117-10-0-087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORTLANDT T. RIGGS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **2319 CRESTMOOR,**

LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 of Block A, as shown on the map of Hillsboro Views Development Company's Subdivision, of record in Book 974, page 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Sharon S. Langford, as to an undivided one-half (1/2) tenant in common interest and to Cortlandt T. Riggs, as to an undivided one-half (1/2) tenant in common interest by quitclaim deed from Langford-Riggs Investments, a Tennessee general partnership, of record in Book 11552, page 423, Register's Office for Davidson County, Tennessee. Sharon S. Langford, unmarried, further conveyed her undivided one-half (1/2) tenant in common interest to Cortlandt T. Riggs, by deed of record in Book 11552, page 427, Register's Office for Davidson County, Tennessee.

The property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transfer. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2023 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 2319 Crestmoor Road, Nashville, TN 37215.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor 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 further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

{Signature Page to Follow}

WITNESS my hand this 1st day of September, 2023.

Cortlandt T. Riggs

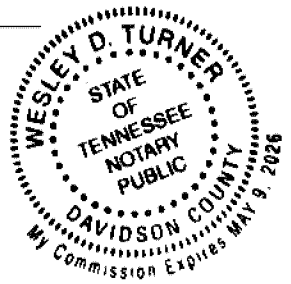
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORTLANDT T. RIGGS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2023.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Wesley D. Turner, 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 September 1, 2023

Affiant Signature

Date: 9/1/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of September, 2023.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES