Prepared by
Record and Return To
Chapman and Rosenthal Title Inc
10 Burton Hill's Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845647

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2023

Notary Public
My Commission Expires _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Karen Johnson Davidson County
Batch# 1048754 DEEDWARR
09/12/2023 09 45 50 AM 2 pgs
Fees $13 00 Taxes $4,995 00

20230912-0071425

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Gerald Johnson and Cathy Johnson 2820 Sherbourne Avenue Nashville TN 37204	New Owner	Tax Parcel ID No 118-01-0C-001 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip M. Ricks and Molly K. Ricks, Huband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ronald Gerald Johnson and Cathy Johnson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit No. 2820 on the plan of Kirkwood Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060525-0061460, as amended in Instrument No 20061003-0122144 and in Instrument No. 20061115-014990, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PHILLIP M. RICKS AND MOLLY K RICKS, HUSBAND AND WIFE, by deed from ALESSANDRO RUSTIONI, of record in Instrument No. 20120622-0054748, dated June 15, 2012, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-01-0C-001.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 76, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20060525-0061460, as amended in Instrument No. 20061003-0122144 and in Instrument No. 20061115-014990, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4283, page 835, said Register's Office.

This is improved property located at 2820 Sherbourne Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2023

Phillip M Ricks

Molly K. Ricks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip M. Ricks and Molly K. Ricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11th day of September, 2023

Notary Public



My Commission Expires. _____