Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 231046051** Karen Johnson Davidson County Batch# 1076454 **DEEDWARR** 11/29/2023 12:49:46 PM 2 pgs Fees: $13.00 Taxes: $2,127.50 20231129-0092115	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 27th day of November, 2023. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner: Ted C. Ricks 323 50th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-15-0-216.00

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, **John Peter Ripley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ted C. Ricks, unmarried** ("Grantee"), his 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, and being more particularly described according to a survey by John B. Kohl Co., P.C., dated October 30, 1998 as follows:

Beginning on the westerly margin of 9th Street or 50th Avenue, North, 100 feet South of the southerly margin of 1st Avenue, or Park Avenue, running thence southwardly 50 feet along the westerly margin of said 9th Street or 50th Avenue North; thence westwardly at right angles 160 feet to a dead line; thence northwardly and parallel with 9th Street or 50th Avenue North 50 feet to a point; thence eastwardly and parallel with 1st Avenue, or Park Avenue 160 feet to the point of beginning.

Being the same property conveyed to John Peter Ripley by Warranty Deed from Bret D. Guest and Audrey H. Ball nka Audrey Guest, husband and wife of record in Instrument No. 20171204-0123069 Register's Office for Davidson County, Tennessee, dated December 1, 2017 and recorded on December 4, 2017.

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.

Taxes for the year 2024, a lien not yet due and payable,

This is improved property located at 323 50th Avenue North Nashville TN 37209

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 27th day of November, 2023.

John Peter Ripley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Peter Ripley, 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 27th day of November, 2023.

Notary Public
My Commission Expires: _____

