THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6850-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December 2023

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1085598
12/27/2023 09:47:28 AM
Fees: $13.00 Taxes: $6,660.00

Davidson County
DEEDWARR
2 pgs

20231227-0099195

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan E. Ritchie Revocable Trust	**Susan E. Ritchie**	**104-09-0W-105.00-CO**
19021 SE Reach Island Lane	**19021 SE Reach Island Lane**	
Jupiter, FL 33458	**Jupiter, FL 33458**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Hart Family Revocable Living Trust, u/a/d October 26, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan E. Ritchie Revocable Trust Agreement dated April 20, 1993, as Amended and Restated September 5, 2023**

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 Lot No. 105 on the Plan of Final Plat, Major Subdivision, Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record in Plat at Instrument No. 20160621-0062851, 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 Charles Fredrick Hart and Cindy Nora Hart, husband and wife by Special Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20190422-0036196, Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019.

Being the same property conveyed to Charles Fred Hart and Cindy N. Hart, Co-Trustees, Hart Family Revocable Living Trust Agreement dated October 26, 2021 by Quitclaim Deed from Charles Fredrick Hart and Cindy Nora Hart, husband and wife, of record in Instrument No. 20211101-0145786, Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on November 01, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3608 D West End Avenue, Nashville, TN 37205**

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, their heirs and assigns forever; and we do covenant with 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 our hands this the 21st day of December, 2023.

Hart Family Revocable Living Trust

BY: Charles Fred Hart
Charles Fred Hart, Trustee

BY: Cindy N. Hart
Cindy N. Hart, Trustee

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles Fred Hart** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Hart Family Trust, dated October 26, 2021** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Charles Fred Hart** as such **Trustee**.

Witness my hand and official seal this the 21st day of December, 2023.

APRIL DABNEYFROE NOTARY EXPIRES GEORGIA OCTOBER 25, 2024 PUBLIC FULTON COUNTY

NOTARY PUBLIC

My Commission Expires:

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cindy N. Hart** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Hart Family Trust, dated October 26, 2021** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Cindy N. Hart** as such **Trustee**.

Witness my hand and official seal this the 21st day of December, 2023.

APRIL DABNEYFROE NOTARY EXPIRES GEORGIA OCTOBER 25, 2024 PUBLIC FULTON COUNTY

NOTARY PUBLIC

My Commission Expires: October 25, 2024