Karen Johnson
Batch # 1102329
02/20/2024 10:37 AM
Fees: $13.00 Taxes: $3,385.50

Davidson County
DEEDWARR
2 pgs

20240220-0011296

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2024. Notary Public MY COMMISSION EXPIRES: 03/16/26 (AFFIX SEAL)

BRANYAN TIPPS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Phoenix Title Services, LLC 121 1st Avenue, Suite 200 Franklin, TN 37064		
ADDRESS NEW OWNER AS FOLLOWS: Michael Miles 520A Camden Drive Nashville, TN 37211	SEND TAX BILLS TO: NEW OWNER 520A Camden Drive Nashville, TN 37211	MAP/PARCEL NO(S). 118-04-1-A-001.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ridgemont Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Miles, a single man**, hereinafter called GRANTEE(S), 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 Unit No. A, on the plan of 520 CAMDEN DRIVE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for 520 Camden Drive Homeowners' Association of record in Instrument No. 20220609-0065863, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company by Quitclaim Deed dated 03/14/2023 from Kevin Dattilo of record in Instrument No. 20230320-0019918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the folowing: Matters shown on plat of record in Plat Book 1835, Page 97, Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions for 520 Camden Drive of record in Instrument No. 20220609-0065863, Register's Office for Davidson County, Tennessee, Restrictions of record in Book 2024, Page 286, as amended in Book 2045, Page 631, Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4246, Page 52, Register's Office for Davidson County, Tennessee, Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20231006-0078841, Register's Office for Davidson County, Tennessee.

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 conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as 520A Camden Drive, Nashville, TN 37211.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 15th day of February, 2024.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin Dattilo, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

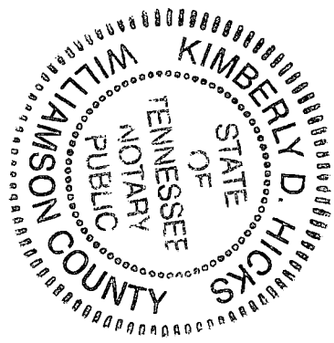
Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Kevin Dattilo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Ridgemont Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such president or officer as such Sole Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 15th day of February, 2024.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 1-07-26



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CBB-24-520

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064