Name and Address of New Owner:
WoodSmith BuildCo, LLC
4513 Lancaster Road
Smyrna, TN 37167

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1103570 DEEDWARR
02/22/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240222-0012239

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 041 10 0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deborah Lynn Dial and Freda Northern**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **WoodSmith BuildCo, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that certain tract of land lying and situate in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 475, on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 475 fronts 103 feet on the west side of Ridgemont Drive and runs back between lines 208.4 feet to a dead line in the rear measuring 143.1 feet thereon.

Being the same property conveyed to Cheryl Y. Northern, an unmarried woman, by Warranty Deed from Mary N. McNeal, a widow, of record in Book 11280, Page 328, Register's Office for Davidson County, Tennessee, dated December 30, 1998 and recorded on January 04, 1999.

Said Cheryl Y. Northern died intestate on March 30, 2023, her estate filed for Probate in Docket No. 23P2031, Circuit Court of Davidson County, Tennessee (Probate Division). In accordance with the Estate, Deborah Dial is named as Personal Representative of the Estate of Cheryl L. Northern, deceased, and Deborah Dial and Freda Northern are named as devisees of said Estate.

This property is not now nor has it ever been the primary residence of the grantors herein.

For informational purposes only: Property being known as 4004 Ridgemont Drive, Nashville, Tennesse 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of February, 2024.

Deborah Lynn Dial (SEAL)

Freda Northern (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Lynn Dial and Freda Northern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2024.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of February, 2024.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

File No. GNT-24-3159

202402220012239

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2-21-24.

Affiant Signature

2-21-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of February, 2024.

Notary Signature

My Commission Expires: 5-9-26

