Karen Johnson Davidson County
Batch # 1108785 DEEDWARR
03/07/2024 02:17:58 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20240307-0015999

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63543
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rosemary Trickett 212 Lynwood Blvd. Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 131030-A-10100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$565,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Ralph, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rosemary Trickett,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No. 101 on the Plan of Arden Place, Section One of record in book 4675, page 29, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William B. Ralph, Jr., a single man by Warranty Deed from Sheridan Construction company, a Tennessee Corporation, dated April 18, 1974 and recorded on April 24, 1974 of record in Book 4808, page 973, Register's Office for Davidson County, Tennessee.

Subject property was never the marital residence of the Grantor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 29, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Declaration of Boundary Line of record in book 8813, page 398, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296, Instrument No. 20211229-0171164, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Arden Place Home Owners Association, Inc., of record in Book 4749, page 634, said Register's Office.

This is improved property, known as 4400 Belmont Park Terrace, # 101, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of March, 2024.

William B. Ralph, Jr.

State of Tennessee

County of Davidson

On this 5th day of March, 2024, before me the undersigned authority, personally appeared William B. Ralph, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $565,000.00.

Affiant

Sworn and subscribed before me this 5th day of March, 2024.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: