Karen Johnson
Batch # 1113460
03/21/2024 10:10:52 AM
Fees: $13.00 Taxes: $2,086.80
Davidson County
DEEDWARR
2 pgs
20240321-0019540

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-605

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton Ramsey	Legacy Home Loans	141150b02200co
(NAME)	(NAME)	
605 River Ridge Court	2 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ryan L. Abbott and Colleen G. Abbott,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clayton Ramsey, an unmarried man,** 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. 290 on the Plan of Rolling River Estates, Section Two, Resubdivision of Lots 290 thru 295 of record in Plat Book 5210, Page 180, in the Register's Office for Davidson county, Tennessee.

Said Lot No. 290 fronts 108 feet on the southwesterly margin of River Ridge Court and extends back 235.64 feet on the northwesterly line and 239.16 feet on the broken southeasterly line to a point of intersection.

Being the same property conveyed to Ryan L. Abbott and Colleen G. Abbott, by deed of record in Instrument No. 20170801-0078023, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 605 River Ridge Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 180, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Witness my/our hands this 18th day of March, 2024.

Ryan L. Abbott

Colleen G. Abbott

State of Tennessee
County of Davidson

Personally appeared before me Ryan L. Abbott and Colleen G. Abbott, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2024.

Notary Public
My Commission Expires: _____

File No.: 17157

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024