Karen Johnson
Batch # 1117177
04/02/2024 10:15:08 AM
Fees: $33.00 Taxes: $738.52
Davidson County
DEEDWARR
6 pgs
20240402-0022707

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
2122 21st Avenue South,
Nashville, Tennessee 37212
(615) 800-7096

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$199,600.00

AFFIANT

Subscribed and sworn to before me, this 27 day of March, 2024

NOTARY PUBLIC
My Commission Expires: 6-29-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reliant Rennovations, LLC 3409 Harpeth Springs Drive Nashville, TN 37221	New Owner	141-06-0D-156-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY NINE THOUSAND SIX HUNDRED DOLLARS AND NO CENTS ($199,600.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of March, 2024, the undersigned/Grantor, **Edward C. Ritter as Administrator/Personal Representative of the Estate of Thomas Graves Ritter,** pursuant to Court Order entered on March 11, 2024, in the Seventh Circuit Court for Nashville and Davidson County, Tennessee, Docket Number 24P367 (See attached Exhibit A), have bargained, sold, and by these presents do hereby transfer and warrant to **Reliant Renovations LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **3409 Harpeth Springs Drive , Nashville, TN 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 156 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas G. Ritter by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated 12/21/2004 and recorded on 01/04/2005 in Instrument Number 20050104-0001315 and Re-recorded in Instrument Number 20050210-0015353 in the Register's

Office for Davidson County, Tennessee. Thomas Ritter, having since died on December 6, 2023 leaving Edward Ritter as his sole heir-at-law, as evidenced by Affidavits of Heirship recorded on 1/22/2024 in Instrument Numbers 20240122-0003479 and 20240122-0003480, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **3409 Harpeth Springs Drive, Nashville, TN 37221.**

Further, this conveyance is 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. Further, the captioned property is not the homestead of the Grantor.

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(s) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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 the 21st day of March 2024.

Edward C. Ritter
Administrator/Personal Representative of the Estate of Thomas Graves Ritter

Edward C. Ritter, Adminstrator/Personal Representive of the Estate of Thomas Graves Ritter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Edward C. Ritter, Adminstrator/Personal Representative of The Estate of Thomas Graves Ritter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of March, 2024

Wanda S. Ezell Notary
Notary Public
My Commission Expires: 09/19/2024

WANDA S. EZELL
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 09/19/2024

State of North Carolina
County of Mecklenburg

"Exhibit A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION)

IN RE: ESTATE OF	)	
THOMAS GRAVES RITTER	)	**No. 24P367**
Decedent.	)	

ORDER TO OPEN PROBATE AND FOR ISSUANCE OF LETTERS OF ADMINISTRATION

This cause came to be reviewed by the Honorable the Andra Hedrick, Seventh Circuit Court Judge for Davidson County, Tennessee. Based upon the sworn Petition and the entire record, this court finds the Petition to be well-taken and, therefore, granted. All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. There is no opposition to the requested relief. Consents were filed by the sole heir-at-law, through his agent authorized by power of attorney filed in the cause. From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED,** and **DECREED** that the Estate of Thomas Graves Ritter shall be opened for the purpose of administration. Petitioner, Edward C. Ritter is hereby appointed as the Administrator/Personal Representative of the Estate of Thomas Graves Ritter. Letters of Administration shall be issued accordingly. The Clerk of the Court shall give notice to potential creditors through publication or as otherwise required by law.

It is, further, **ORDERED** that the requirements of the personal representative to obtain a surety bond and file interim/annual accountings are hereby **RESERVED pending a bond review hearing to be conducted by Probate Master Elizabeth**

Johnson on Wednesday, May 15, 2024 at 9:00 AM in Courtroom 510. The personal representative shall file an inventory within sixty (60) days of this order being entered. A Status Report shall be filed within 15 months of entry of this order and annually thereafter in accordance with local rules.

It is, further, **ORDERED** that the real property commonly known as 3409 Harpeth Springs Drive, Nashville, TN 37221 is hereby brought into the probate estate and subject to administration.

It is, further, **ORDERED**, based upon a review of the filed the Purchase and Sales Agreement, the amendment thereto, and the Consent to Sale of Real Property properly executed by James E. Sloan, Attorney-in-Fact for Edward Ritter, the personal representative shall have the express authority to execute any and all documents necessary to effectuate the sale and transfer of Decedent's property located at 3409 Harpeth Springs Drive, Nashville, TN 37221 pursuant to the terms contained within the Purchase and Sales Agreement as amended. Upon closing of the sale, a copy of the HUD/ALTA settlement statement shall be filed in the cause which shows the net sales proceeds paid to the estate.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

[SIGNATURE PAGE FOR JUDGE TO FOLLOW]

Case Title: C. RITTER V RITTER

Case Number: 24P367

Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit