WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23588-DS

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 1143782 DEEDWARR
06/05/2024 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20240605-0042183

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63623
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
North Star Development LLC, a Tennessee limited liability company 726 McFerrin Ave Nashville, TN 37206	North Star Development LLC PO Box 918 Goodlettsville, TN, 37070

TAX MAP PARCEL NUMBERS: 11503003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **735 Richfield LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents do hereby transfer and convey unto **North Star Development LLC, a Tennessee limited liability company**, 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 Lot No. 165 on the Plan of Brook Meade, Section V, of record in Book 2133, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 735 Richfield LLC, a Tennessee limited liability company, by Warranty Deed from Robert M. Robinson and Dorren Robinson, a married couple, dated June 30, 2023 and recorded on July 6, 2023 of record in Instrument No. 20230706-0051738, Register's Office for Davidson County, Tennessee.

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 of record in Book 2133, page 102, said Register's Office, shows an owner's certificate, a 60 foot minimum building setback line from Richfield Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 735 Richfield Drive, Nashville, TN 37205

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 4th day of June, 2024.

735 Richfield LLC, a Tennessee limited liability company

By: Charlotte Avenue Partners, LLC, a Tennessee limited liability company, Managing Member

By: _____
Joshua Ritter, Member

_____
Roddy Story, Member

State of Tennessee

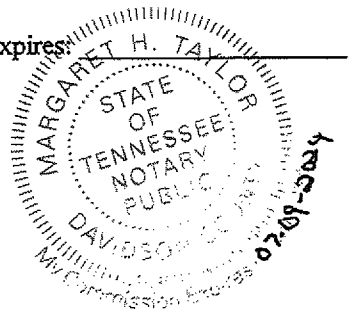
County of Davidson

Before me, the undersigned, personally appeared, **Joshua Ritter and Roddy Story,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Members** of **735 Richfield LLC, a Tennessee limited liability company,** the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such member for the purposes therein contained, by signing in the name of the limited liability company as such member.

Witness my hand and official seal, at office in Davidson County Tennessee this the 4th day of June, 2024.

_____
Notary

My Commission Expires: _____



State of Tennessee

County of Davidson

AFFIDAVIT

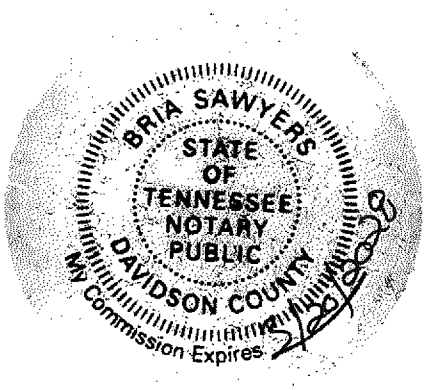
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

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

Notary

My Commission Expires: 3/20/2028



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/4/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/4/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

