Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1146178
06/12/2024 09:44:10 AM
Fees: $13.00 Taxes: $1,556.78

Davidson County
DEEDWARR
2 pgs

20240612-0043933

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

JM-KW-24-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ciara Anne Gibney Ramsden and Aaron Ramsden	**Aaron Ramsden c/o LFM Capital**	
(NAME)	(NAME)	**094-01-0-231.00**
712 S 14th St	**1312 3rd Ave. N**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTIN ERLANDSON AND EMILY KROLL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CIARA ANNE GIBNEY RAMSDEN AND AARON RAMSDEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 131 on the Plan of Payne Blakemore & Cummins Addition to Nashville, of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Included in the above description, but expressly excluded from this conveyance is the property conveyed to Metropolitan Government of Nashville & Davidson County of record by Instrument No. 20040505-0051415, Register's Office for Davidson County, Tennessee, described as follows:

Right-of-Way Acquisition:

Beginning at the Southeast corner of property, shown on Tax Map 094-01, as Parcel 231.00, said point being on the present Westerly right of way of South 14th Street, 23.10 feet left of Sta. 14+58.56 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning.

Thence, leaving the present right of way of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 minutes 49 seconds West, a distance of 5.00 feet to a point; Thence, leaving the Southern line of the above mentioned parcel, with the proposed right of way of South 14th Street, North 06 degrees 41 minutes 10 seconds East, a distance of 50.00 feet to a point, said point being in the Northern line of the above mentioned parcel; Thence, with the parcel's Northern line South 83 degrees 31 minutes 49 seconds East, a distance of 5.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the present Westerly right of way of South 14th Street; Thence, with the present Westerly right of way of South 14th Street South 06 degrees 41 minutes 10 seconds West, a distance of 50.00 feet to the point of beginning.

Said portion of land contains 250 square feet or 0.0057 acres, more or less.

Temporary Construction Easement:

Being a strip of land 21.00 feet in width and 50.00 feet in length starting at 28.10 feet Left of Sta. 14+58.53 running parallel and perpendicular to the Proposed Right-of-way of South 14th Street and of the above mentioned portion of land; Said portion of land contains 1,050 square feet, or 0.0241 acres, more or less.

Being the same property conveyed to Austin Erlandson and Emily Kroll, both unmarried as joint tenants with rights of survivorship by Warranty Deed from Lindsey Ham, a single person of record in Instrument No. 20190708-0066388 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on July 08, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville of record in Instrument Number 20040505-0051415, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 S 14th St, Nashville, Tennessee 37206**.

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 do 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 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.

Witness my/our hand(s) this the 10th DAY OF JUNE, 2024.

Austin Erlandson

Emily Kroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN ERLANDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY KROLL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212