Karen Johnson
Batch # 1162179
07/25/2024 10:07:11 AM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20240725-0056227

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
David Glenn Ridings **210 W Due West Avenue** **Madison, TN 37115**	**Same as owner**	MAP **051** GROUP **07 0** PARCEL **087.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Hampton & Phelps LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

David Glenn Ridings and Lynda M. Ridings, husband and wife

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of the Resubdivision of Lot No. 12, Oakland Acres, Part I, as of record in Book 5800, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hampton & Phelps, LLC, by Warranty Deed from Jerry Harlan and wife, Wanda Harlan, dated October 14, 2016 and filed of record October 18, 2016 in Instrument No. 20161018-0109969, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Resubdivision of Lot No. 12, Oakland Acres, Part I, of record in Plat Book 5800, Page 163, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 4203, Page 227 and Book 3928, Page 103, said Register's Office.

This is improved property known as **211 Due West Avenue, Madison, Tennessee 37115.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Glenn Ridings, married, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 22nd day of July 2024.

Hampton & Phelps LLC, a Tennessee Limited Liability Company

By: James Hampton, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James Hampton,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **James Hampton, Manager** of **Hampton & Phelps LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 22nd day of July 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY