Karen Johnson Davidson County
Batch# 1175028 DEEDWARR
08/28/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20240828-0066139

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63761
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick Poels 4626 Mountainview Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 14502004800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,999,999.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larence Ritter Homes LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Poels, unmarried man,** 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. 20 on the Plan of Tyne Crest, Section Two, of record in Book 3842, page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larence Ritter Homes, LLC, a limited liability company, by Warranty Deed from Sherry L. Spain, a single woman, dated April 22, 2021 and recorded on April 26, 2021 of record in Instrument No. 20210426-0055456, 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 3842, page 153, said Register's Office, shows an owner's certificate, a 120 foot minimum building setback line from Mountainview Drive, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot.

This is improved property, known as 4626 Mountainview Drive, Nashville, TN 37215

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 26th day of August, 2024.

Larence Ritter Homes, LLC, a Tennessee limited liability company

By: _____, Member
Josh Ritter, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, Joshua Ritter, 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 **Member** of **Larence Ritter Homes LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 26th day of August, 2024.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

_____
Notary

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: $1,999,999.00.

_____
Affiant

Sworn and subscribed before me this 28 day of August, 2024.

_____
Notary

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 7/15/26

Certificate of Authenticity

I, Joshua A. Terry, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/26/2024.

Affiant Signature – Joshua A. Terry

8/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/28/2024

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27