This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Mail
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ravenscalf Ridge Trust
310 Edith Ave
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch # 1176123 DEEDWARR
09/03/2024 08:38:39 AM 2 pgs
Fees: $13.00 Taxes: $1,228.40
20240903-0067240

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **071-110**
GROUP
PARCEL **094.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jonathan S. Faught, Substitute Trustee,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Allison Reynolds, Trustee of the Ravenscalf Ridge Trust dated September 20, 2023,** hereinafter called the GRANTEE, her 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 the one-half of Lot No. 46 on the Map of Trinity Heights Addition, Subdivision of Bass Lands, of record in Book 161, page 38, Register's Office, Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jonathan S. Faught, Substitute Trustee by Appointment of Substitute Trustee deed dated November 7, 2023 from Allison Reynolds, Trustee of the Ravenscalf Ridge Trust, of record in Instrument no. 20231114-0088868, Register's Office for Davidson County, Tennessee, pursuant to the Deed of Trust of record in Instrument No. 20230721-0056364, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **310 Edith Ave., Nashville, Tennessee 37207.**

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, her heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that he 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 himself, his successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this the **22nd** day of **August, 2024.**

Jonathan S. Faught, Substitute Trustee

By: _____

Jonathan S. Faught, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jonathan S. Faught** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Substitute Trustee**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained,

WITNESS my hand and official seal this 22nd day of ~~August~~, 2024.

_____
Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024

MARY JOE HARTZ
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 $332,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 22nd day of August, ~~2024~~.

_____
NOTARY PUBLIC

My Commission Expires: 9-2-2024

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY