Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 241049052**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $649,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Karen Johnson
Batch # 1201006
11/04/2024 09:36:55 AM
Fees: $13.00 Taxes: $2,401.30

Davidson County
DEEDWARR
2 pgs

20241104-0085361

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Francisco G. Lua Beauregard<br>1528 Harwood Drive<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>072-16-0-123.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily Hencken Ritter and Darick N. Ritter, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Francisco G. Lua Beauregard*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Map of Part Two, Porter Heights, of record in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EMILY HENCKEN RITTER AND DARICK N. RITTER, WIFE AND HUSBAND, by deed from MEREDITH MCLAUGHIN, MARRIED, of record in Instrument No. 20180712-0067359, dated July 9, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 072-16-0-123.00.

Matters shown on the Plan of record in Plat Book 1424, page 79, said Register's Office.

This is improved property located at 1528 Harwood Drive Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of November, 2024.

Emily Hencken Ritter

Darick N. Ritter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Hencken Ritter and Darick N. Ritter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____