Karen Johnson Davidson County
Batch# 1215795 DEEDWARR
12/12/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20241212-0096659

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER (DO)

The actual consideration or value, whichever is greater, for this transfer is ~~$492,000.00~~

Affiant

Subscribed and sworn to before me, this 12th day of December, 2024.

Notary Public
My commission expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward Ritsema	**Bank of Tennessee**	**081020Q00100CO**
1735 McKinney Ave	**PO Box 4980**	
Nashville, TN 37208	**Johnson City, TN 37602**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jake M Fitzgerald, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Ritsema, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A, Plan of 1733 McKinney Avenue Townhomes, a Horizontal Property with Private Elements, established and Site Plan of record in Exhibit C in the Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20160831-0091164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jake M Fitzgerald, unmarried, by Warranty Deed from Michele Rutkowski, an unmarried woman, and Barbara Rutkowski, an unmarried woman, dated July 29, 2021, of record in Instrument No. 20210730-0102974, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1735 McKinney Ave, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Jake M Fitzgerald Date: 12/12/24

Jake M Fitzgerald

STATE OF TN

COUNTY OF SUMNER

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

Witness my hand, at office, this 12th day of December, 2024.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Renee Long, 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 12-12-24
Date

Affiant Signature

12-12-24
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

My Commission Expires: 9-19-2028

Notary's Seal (if on paper)

