THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149443** Karen Johnson Davidson County Batch # 1217184 DEEDWARR 12/17/2024 11:16:57 AM 2 pgs Fees: $13.00 Taxes: $1,198.80 20241217-0097836	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2024. Notary Public My Commission Expires:

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: George Gaines Road, LLC 109 North Castle Heights Avenue Lebanon, TN 37087	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 10 0 043.00

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, **Bryan Ridenour, Heir and Devisee of Charles L. Story** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Gaines Road, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of RESUBDIVISION OF LOTS 29 & 30, HARPETH ESTATES, SECTION 2, as of record in Plat Book 4060, Page 179, in the Register's Office for said County.

Said Lot No. 30 fronts 92 feet on the North side of George Gaines Drive and extends back 187.6 feet on the Easterly line and 188.83 feet on the Westerly line, to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed to Charles L. Story and wife, Ann B. Story, by Warranty Deed from Jean M. Jenkins, unmarried, of record in Book 5463, Page 75, in the Register's Office of Davidson County, Tennessee, dated July 10, 1979 and recorded on July 11, 1979. The said Ann B. Story died on October 04, 1996, then Charles L. Story died on May 27, 2024, testate, devising subject property to Heirs and Devisees of Charles L. Story. See Probate Case 24P-1492, Davidson County Circuit (Probate) Court.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 29 & 30, Harpeth Estates, Sec. 2, as recorded in Plat Book 4060, Page(s) 179.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Estates, Section Two, as recorded in Plat Book 4175, Page(s) 23.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4249, Page 17.

This is improved property located at 7416 George Gaines Road Nashville TN 37221

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 16th day of December, 2024.

Bryan Ridenour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 16th day of December, 2024.

Notary Public
My Commission Expires: _____

