Karen Johnson Davidson County
Batch# 1217754 DEEDWARRSP
12/18/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,215.30
20241218-0098302

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2024. Notary Public MY COMMISSION EXPIRES: 2/11/27 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Alek Matthiessen 4709A Michigan Ave Nashville, TN 37209	NEW OWNER	091-07-0-518.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ridgemont Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Alek Dion Matthiessen and Daniela Alejandra Solis Hoil, husband and wife**, hereinafter called GRANTEE(S), 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 Lot No. 8, Block 1, on the MAP OF EAST EXTENSION OF PLAN NO. 1, WEST NASHVILLE, of record in Plan Book 421, Page 1, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company by Quitclaim Deed dated 04/19/2024 from Kevin Dattilo, of record in Instrument No. 20240419-0028357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Matters shown on plat of East Extension of Plan No. 1, West Nashville, of record in Plat Book 421, Page 1, Register's Office for Davidson County, Tennessee, (Lot 8, Block 1 this plat) Restrictive Covenant for Detached Structure of record in Instrument No. 20240328-0021867, Register's Office for Davidson County, Tennessee, Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20241119-0089852, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as 4709A Michigan Ave, Nashville, TN 37209.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 12th day of December, 2024.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin Dattilo, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Ridgemont Homes, LLC, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Sole Member.

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

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

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 12/12/2024.

Affiant Signature – Joshua A. Terry

12/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/17/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27