WARRANTY DEED

Karen Johnson Davidson County
Batch# 1220013 DEEDWARR
12/26/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $207.12
20241226-0099834

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,979.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Willie Ritchie and Valerie Ritchie	Willie Ritchie and Valerie Ritchie	119-06-0-004.00
(NAME) 4714 Oak Bend Drive	(NAME) 4714 Oak Bend Drive	
(ADDRESS) Louisville, KY 40241	(ADDRESS) Louisville, KY 40241	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Betty Ritchie, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Willie Ritchie and Valerie Ritchie, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 the easterly part of Lot No. 109, on the Map of the Resubdivision of Lots Nos. 3, 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, as shown on the plat of record in Plat Book 332, Page 148, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said part of Lot No. 109 fronts 75 feet on the southerly side of Peachtree Street and runs back 151.3 feet on the westerly line and 150.7 feet on the easterly line with the westerly margin of Miller Street to an alley measuring 70.7 feet thereon.

Being the same property conveyed to Betty Ritchie, unmarried by Warranty Deed from Steve A. Mock and wife, LeAnn Mock, dated 09/02/2005, of record in Instrument No. 20050908-0107910, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 103 Peachtree Street, Nashville, TN 37210

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of December, 2024.

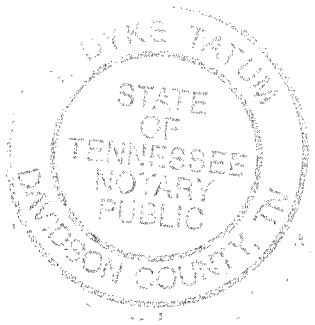
Betty Ritchie

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Ritchie,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/**she**/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of December, 2024.

Notary Public:
My Commission Expires: 5/5/2025



RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 12-23, 2024.

Affiant
Date: December 23 ,2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of December ,2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.