WARRANTY DEED

Karen Johnson Davidson County
Batch# 1226431 DEEDWARR
01/14/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,215.30
20250114-0002990

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Blake M. Pendergrass	NEW OWNER	091-07-0-348.00
(NAME)	(NAME)	
4709B Michigan Ave	4709B Michigan Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, 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 transfer and convey unto **Blake M. Pendergrass, an unmarried person** , hereinafter called the 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. 7, 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 7, Block 1 this plat), Restrictive Covenant for Detached Structure of record in Instrument No. 20240401-0021885, 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, Amendment to Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill, of record in Instrument No. 20250109-0001949, Register's Office for Davidson County, Tennessee, Amendment to Restrictive Convenant for Detached Structure of record in Instrument Number 20250109-0001860, 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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequest 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

unimproved ☐
This is improved ☒ 4709B Michigan Ave, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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.

Effective the 9th day of January, 2025.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin Dattilo, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Kevin Dattilo, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who proved himself to be the Sole Member of Ridgemont Homes, LLC, a Tennessee Limited liability Company, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 19th day of December, 2024.

_____
Notary Public

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

202501140002990

Certificate of Authenticity

I, Amanda J. Arthur, 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 January 14, 2085.

Date

Amanda J Arthur

Affiant Signature

1/14/2085

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of January, 20 25.

Notary's Signature

My Commission Expires: 1/31/26

Date

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal