Karen Johnson Davidson County
Batch# 1226785 DEEDWARR
01/16/2025 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250116-0003508

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Top R & A Development, LLC
1621 Lethia Ave
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MORTGAGEE: None
Send Tax Bill To:
New Owner
_____, _____ _____

MAP 071-11-0
GROUP
PARCEL 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Allison Reynolds, Trustee of the Ravenscalf Ridge Trust dated September 20, 2023,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Top R & A Development, LLC a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the one-half of Lot No. 46 on the Map of Trinity Heights Addition, Subdivision of Bass Lands, of record in Book 161, page 38, Register's Office, Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ravenscalf Ridge Trust dated September 20, 2023 by deed August 22, 2024 from Jonathan S. Faught, Substitute Trustee of record in Instrument no. 20240903-0067240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **310 Edith Ave, Nashville, Tennessee 37207.**

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, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS my hand this the **14th** day of **January, 2025.**

Ravenscalf Ridge Trust dated September 20, 2023

By: Allison Reynolds

Allison Reynolds, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Allison Reynolds** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Trustee** of **Ravenscalf Ridge Trust dated September 20, 2023**, the within named bargainor, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of January, 2025.

Mary Joe Hartz

~~Thomas I. Bottorff~~
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~6/21/2025~~ 9.5.28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of January, 2025.

NOTARY PUBLIC
My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-14-25.

Affiant Signature

1-14-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of January, 2025.

Notary Signature

My Commission Expires: 5-9-26

