Karen Johnson Davidson County
Batch# 1228458 DEEDWARR
01/21/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250121-0004392

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me, this the 9th day of January, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Sciore	CMG MORTGAGE INC	071-14-0-016.00
1211 Katie Avenue	3160 CROW CANYON RD	STE 400
Nashville, TN 37207	SAN RAMON, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **RIVER NORTH RIDGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW SCIORE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 22 on the plan of W. G. Bush's Subdivision, of record in Book 421 , Page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 fronts 50 feet on the easterly side of Katie Avenue and runs back between lines 169.5 feet on the northerly line and 167.2 feet on the southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Patrick G. Cassidy by Warranty Deed from Ray Dowlen and Jeanine Dowlen, husband and wife of record in Instrument No. 20060802-0093999 Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on August 02, 2006.

Being the same property conveyed to Hilltop Equity Partners, G.P., a general partnership by Quitclaim Deed from Patrick G. Cassidy of record in Instrument No. 20070625-0075925 Register's Office for Davidson County, Tennessee, dated June 21, 2007 and recorded on June 25, 2007.

Being the same property conveyed to River North Ridge, LLC, a Tennessee limited liability company by Quitclaim Deed from Leslie A. Oliver, being the sole remaining Partner of Hilltop Equity Partners G.P., a Tennessee general partnership which was dissolved upon Leslie A. Oliver becoming the sole remaining Partner of record in Instrument No. 20200622-0066959 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1211 Katie Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of January, 2025.

River North Ridge, LLC, a Tennessee Limited Liability Company

By: _____
Leslie Oliver, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of River North Ridge, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of January, 2025.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 9, 2025.

Affiant Signature

21st day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028