Karen Johnson
Batch # 1229990
01/24/2025 10 23 40 AM
Fees $13 00 Taxes $1,924 00
Davidson County
DEEDWARR
2 pgs
20250124-0005620

WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

File No. ML-25-8604

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timo6, LLC, a Tennessee Limited Liability Company	New Owner	
(NAME)	(NAME)	
304 54th Avenue North	100 North Main Ste, Suite E-1	091-15-0-071 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **George Ritzen, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timo6, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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 part of Block No. 13 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park, Company's First Addition as of record in Book 421, page 18, Register's Office for said County described according to a survey made by E. R. Southgate, Surveyor, Jan. 9, 1946, as follows:

Beginning on the easterly margin of 54th Avenue North (formerly Richland Avenue), 153 feet north of the northeast corner of the intersection of said 54th Avenue North (formerly Richland Avenue) and Nevada Avenue; thence with the easterly margin of said 54th Avenue North (formerly Richland Avenue), northwardly 50 feet to the southerly margin of an alley; thence with said alley, eastwardly 150 feet; thence southwardly and parallel with the easterly margin of 54th Avenue North (formerly Richland Avenue), 50 feet; thence westwardly and parallel with the southerly margin of said alley, 150 feet to the beginning.

Being the same property conveyed to David T. Redmond and wife, by Warranty Deed from Efford L. Hunter and wife, Ruby M. Hunter of record in Book 2012, page 351, Register's Office for Davidson County, Tennessee, dated June 28, 1951 and recorded on July 03, 1951.

Being the same property conveyed to George Ritzen, a married man by Warranty Deed from William Edley Redmond, a married man of record in Instrument No. 20230802-0059562 Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on August 02, 2023.

The subject property was not a marital residence of George Ritzen and as such is not subject to any marital or homestead interest.

This is property more commonly known as 304 54th Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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.

Witness my/our hand this 23rd day of January, 2025.

George Ritzen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2025, before me personally appeared George Ritzen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027