This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23759-DJ

Karen Johnson Davidson County
Batch# 1232667 DEEDWARR
01/31/2025 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250131-0007571

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2029

Bria Sawyers
Notary Public
My Commission Expires: 3/20/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sites Revocable Living Trust 4118 Ridgefield Drive Nashville, TN 37205	New Owner	116-03-0M-006-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, we, **Charles Mark Evans and John F. Ferreri, married to each other**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William C. Sites and Cynthia S. Sites, Trustees, or their successors in interest, of the Sites Revocable Living Trust dated May 17, 2016, and any amendments thereto** hereinafter called the Grantee(s), their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being further known as Unit 4118, together with the appurtenant common elements of the Belle Meade Court Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Meade Court Condominium, of record in Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws and Rules and Regulations attached as exhibit to said Master Deed; as amended in Instrument No. 20101207-0097450, said Register's Office, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site-plan of Belle Meade Court, a Condominium, attached as exhibit to said Master Deed, for a more complete identification and placement of such Unit.

Being the same property conveyed to Charles Mark Evans and John F. Ferreri by Warranty Deed from David Marks, an unmarried man, dated September 27, 2019, recorded September 30, 2019, of record in Instrument No. 20190930-0098965, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4118 Ridgefield Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2025.

GRANTOR:

Charles Mark Evans

John Ferreri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Mark Evans and John Ferreri, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2025.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202501310007571

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1/31/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/31/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st **day of** January, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

