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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No: 24124956** | STATE OF TENNESSEE )<br>COUNTY OF RUTHERFORD )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $255,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of February, 2025.<br><br>Notary Public<br>My Commission Expires: 4.19.2027 |

CINDY EVERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Terri Evenson<br>376 Huntington Ridge Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>CMG Mortgage, Inc.<br>dba CMG Home Loans<br>3160 Crow Canyon Road, Suite 400<br>Sam Ramon, CA 94583 | Tax Information:<br>Tax Parcel ID No.<br>161 11 0A 034.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence Clifton Tant, Administrator of The Estate of Ruth R. Tant** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terri Evenson, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of HUNTINGTON RIDGE TOWNHOUSES, of record in Plat Book 4675, Page 9, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Ruth R. Tant, unmarried, by Warranty Deed from Ward and Walsh, a general partnership composed of James E. Ward and Harry P. Walsh, of record in Book 6776, Page 827, in the Register's Office of Davidson County, Tennessee, dated January 31, 1986, and recorded on February 04, 1986. The said Ruth R. Tant died on June 04, 2021, intestate, devising subject property to Heirs at Law of Ruth R. Tant. See Probate Case 22P1013, Davidson County Seventh Circuit Court.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNTINGTON RIDGE TOWNHOUSES, as recorded in Plat Book 4675, Page(s) 9.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4729, Page 687, as amended in Book 4889, Page 905, Book 5394, Page 243 and Notice of Board Resolution recorded in Instrument No. 20110331-0024865.

Karen Johnson Davidson County
Batch# 1233757 DEEDWARR
02/04/2025 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $945.35
20250204-0008371

Easement recorded in Instrument No. 20140902-0079897.

Storm Water Detention Agreement as set forth in instrument recorded in Book 9732, Page 551; Book 9775, Page 308 and Book 11345, Page 59.

Charter for Huntington Ridge Townhouse Homeowners Association, Inc. recorded as Book 4729, Page 682 and Articles of Amendment recorded in Book 4890, Page 84.

By Laws for Huntington Ridge Townhouse Homeowners Association, Inc. recorded as Book 7423, Page 762 and Amended and Restated recorded in Instrument No. 20080324-0029069 and Instrument No. 20130724-0076332.

Common Open Space Deed recorded as Book 4742, Page 570.

This is improved property located at 376 Huntington Ridge Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of February, 2025.

The Estate of Ruth R. Tant

By: Lawrence C Tant, ADMINISTRATOR
Lawrence Clifton Tant, Administrator

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence Clifton Tant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Administrator of the Estate of Lawrence Clifton Tant, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of February, 2025.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

## CERTIFICATE OF AUTHENTICITY

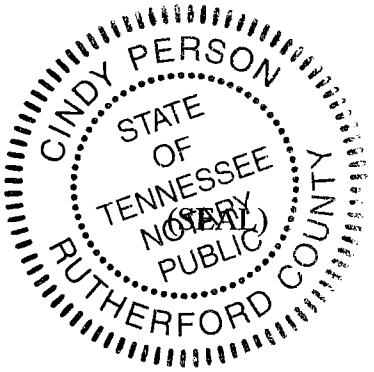
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-3-2025.

Affiant Signature

2/4/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4 day of February, 2024.




Notary Public

My Commission Expires: 4-19-2027

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