WARRANTY DEED

Karen Johnson
Batch # 1236544
02/12/2025 10 26 44 AM
Fees $13 00 Taxes $1,164 39

Davidson County
DEEDWARR
2 pgs

20250212-0010661

JM-MW-24-544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,700 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 7.17.28
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ridgeview Properties, LLC	**Same As New Owner**	
(NAME)	(NAME)	**163-02-0B-066 00-CO**
370 The Lady of the Lake Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIONA RICHARDSON AND SAMUEL RICHARDSON, JR., WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RIDGEVIEW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 107, of the First Amendment to Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P U D , as shown by plat appearing of record in Instrument No 20050706-0077601, as corrected by instruments of record in Instrument No 20050725-0086047 Instrument No 20050725-0086048 and Instrument No 20050923- 0114416, all of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made

Being the same property conveyed to Briona Richardson and husband, Samuel Richardson, Jr by Warranty Deed from Southern Home Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No 20061229-0160904 Register's Office for Davidson County, Tennessee, dated December 20, 2006 and recorded on December 29, 2006

This conveyance is subject to
• Taxes for the year 2025 and subsequent years
• Plan of record as Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No 20050725-0086047 and in Instrument No 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No 20050923-0114416, Register's Office of Davidson County, Tennessee
• Covenants, Conditions and Restrictions of record in Instrument Number 20061031-0135165 and Instrument No 20061127-0146201, amended in Instrument No 20070509-0055919 and Instrument No 20140520-0043176 and amended Instrument No 20070705-0079992, Register's Office for Davidson County, Tennessee
• By-Laws of , Inc of record in Instrument Number 20061127-0146201, amended in Instrument No 20140520-0043176, in the Register's Office for Davidson, County, Tennessee
• Charter of Homeowner Association of record in Instrument Number 20061127-0146331, in the Register's Office for Davidson County, Tennessee
• Deed of common areas to HOA of record in Instrument Number 20090623-0058289, in the Register's Office for Davidson County, Tennessee
• Sewer and drainage easement of record in Book 7031, Page 51, Book 7453, page 445 & 460, in the Register's Office for Davidson County, Tennessee
• Easement to A T & T of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee
• Anchor easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee
• Right of way and easement of record in Book 1784, Page 300, Book 2105, page 428 and Book 2905, page 439, in the Register's Office for Davidson County, Tennessee
• Storm water detention agreement of record in Instrument Number Book 7597, Page 679 AND 20040303-0023979, in the Register's Office for Davidson County, Tennessee

- Easement to Comcast of Nashville of record in Instrument Number 20090721-0068096, in the Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20061117-0143185, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metropolitan Government of Nashville of record in Book 7597, Page 679, in the Register's Office for Davidson County, Tennessee
- Common Area Conveyance Quit Claim Deed of record in Instrument Number 20090623-0058289, in the Register's Office for Davidson County, Tennessee
- Agreement of record in Book 7632, Page 962, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **544 Pippin Dr, Antioch, Tennessee 37013**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 10th DAY OF FEBRUARY, 2025

Briona Richardson

Samuel Richardson, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIONA RICHARDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL RICHARDSON, JR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212