When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23789-RR

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1237847 DEEDWARR
02/14/2025 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250214-0011493

MST 2025-0085

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riley Chambers	New Owner	161-11-0A-125.00-CO
(NAME)	(NAME)	
502 Huntington Ridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Jamen G. Christensen, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Riley Chambers,** unmarried, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 125 on the Plan of Final Plat, Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamen G. Christensen, a single man by Warranty Deed from Lauri Pearson, a single woman or whose spouse has no interest of record in Instrument No. 20210120-0008344 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 20, 2021. The said Jamen G. Christensen having since married.

Sabrina Dewey, spouse to Jamen G. Christensen, joins in on the execution of this instrument to convey all her right, title, and interest, marital or otherwise.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee. Terms, provisions,

and Restrictions of record in Book 4729, Page 687; amended in Book 4889, Page 905 and in Book 5394, Page 243, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7423, Page 762; amended in Instrument No. 200803240029069, Instrument No. 201103310024865, and in Instrument No. 201307240076332, in the Register's Office for Davidson County, Tennessee. Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, Page 682 and in Book 4890, Page 84, in the aforesaid Office. Stormwater Detention Agreements of record in Book 9732, Page 308; Book 9732, Page 551; Book 9775, Page 308; and in Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee. Master Deed of Huntington Ridge Homeowners Association of record in Book 4529, Page 827, in the Register's Office for Davidson County, Tennessee. Dedication of Common Areas to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for Davidson County, Tennessee..

This property, known as 502 Huntington Ridge Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 12 DAY OF February 2025.

Jamen G. Christensen

Sabrina Dewey

STATE OF Utah

COUNTY OF Utah

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

Witness my hand and official seal at office, this 12 day of February, 2025.

Notary Public

My commission expires: 02/01/2027

(SEAL)

VERONICA GARCIA
Notary Public - State of Utah
Comm. No. 729077
My Commission Expires on
Feb 1, 2027

- 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 2/12/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/14/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of February 2025.

Bia Davis

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

