Karen Johnson
Batch # 1242458
03/03/2025 10 50 50 AM
Fees $18 00 Taxes $1,387 50
Davidson County
DEEDWARR
3 pgs
20250303-0015530

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-70

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
David Glenn Ridings and Lynda Ridings	CrossCountry Mortgage, LLC	051 07 0 047.00
(NAME)	(NAME)	
206 West Due West Avenue	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashville 208 PropCo, LLC, a Delaware limited liability company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **David Glenn Ridings and Lynda Ridings, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is property located at 206 West Due West Avenue, Nashville, TN 37115.

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their heirs and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 28th day of February, 2025.

GRANTOR:

Nashville 208 PropCo, LLC,
a Delaware Limited Liability Company

By: _____
Jimmy Carrion, Authorized Signatory

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Jimmy Carrion with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Signatory of Nashville 208 PropCo, LLC, a Delaware limited liability company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Signatory of the limited liability company.

WITNESS my hand, at office, this 28th day of February, 2025.



_____
Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being the Southeast part of Lot No. 4 on the Map of STRATTON PLACE SUBDIVISION, of record in Plat Book 547, Page 182, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Commence at a concrete monument found marking the Northeast corner of said Lot 4 of Stratton Place; thence South 12 degrees 10' 01" West along the East line of said Lot 4 a distance of 382.22 feet to a 1/2 inch rebar found and the Point of Beginning of the tract of land herein described; said Point of Beginning being a corner to Cash Lane Investors Instrument No. 200407160085510, Register's Office of Davidson County, Tennessee; thence North 89 degrees 42' 41" West a distance of 163.53 feet thence South 05 degrees 11' 15" East a distance of 105.83 feet, thence South 02 degrees 04' 28" East a distance of 194.50 feet to the centerline of Due West Avenue, thence South 89 degrees 40' 00" East along the centerline of Due West Avenue a distance of 110.00 feet thence leaving Due West Avenue North 04 degrees 35' 35" East a distance of205.10 feet, thence North 12 degrees 10' 01" East a distance of 97.20 feet to the Point of Beginning.

Being the same property conveyed to RDR Investors Partnership, by Warranty Deed from Jerry Harlan and wife Wanda Harlan, of record in Instrument No. 20070509-0055696, in the Register's Office of Davidson County, Tennessee, dated April 30, 2007 and recorded on May 09, 2007.

Being the same property conveyed to NHI-REIT OF Axel, LLC, a Delaware Limited Liability Company, by Special Warranty Deed from RDR Investors Partnership, a Tennessee General Partnership, of record in Instrument No. 20150706-0065124, in the Register's Office of Davidson County, Tennessee, dated July 01, 2015 and recorded on July 06, 2015.

Being a portion of the same property conveyed to Nashville 208 PropCo, LLC, a Delaware Limited Liability Company, by Special Warranty Deed from NHI-REIT OF Axel, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20220407-0040580, in the Register's Office of Davidson County, Tennessee, dated March 15, 2022 and recorded on April 07, 2022.