WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $216,300.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/18/2025 NOTARY PUBLIC MY COMMISSION EXPIRES 9/8/25

Karen Johnson Davidson County
Batch# 1262770 DEEDWARR
04/21/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $800.31
20250421-0030300

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 1953-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jetaime Ridley	**United Community Bank and/or the Secretary of Housing and Urban Development**	058-11-0-227.00
509 Phipps Drive	PO Box 670	
Nashville, TN 37218	Blairsville, GA 30514	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Enchanted Developments LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jetaime Ridley, a single woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 217-B of the Zone Lot Division, Lots 216 and 217, Royal Hill, Section 1, as of record in Plat Book 6900, page 38, amending Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and detailed description of said lot.

Being a portion of the same property conveyed to Enchanted Developments LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Enchanted Developments LLC, Enchanted Developments LLC, a Tennessee Limited Liability Company and James Frazier and wife, Lisa Frazier of record in Instrument No. 20151208-0123527 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 509 Phipps Drive Nashville, TN 37218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on April 18, 2025.

Enchanted Developments LLC, a Tennessee Limited Liability Company

By: _____
James Landon Frazier, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared James Landon Frazier, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Enchanted Developments LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that James Landon Frazier as such Sole Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this April 18, 2025.

_____
Notary Public

My Commission Expires: 9/8/25



File #: 1953-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 18, 2025.

J. Carlton Drumwright

April 18, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 18, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY