THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16957-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 629,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF June, 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1280905 DEEDWARR
06/03/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20250603-0043620

ALLI PINKSTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2029

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Claire Perry and Dominic Savoldelli	New owner	
2315 Ridgecrest Drive		072-08-0-209.00
Nashville, TN 37216		
(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, **Ridgecrest Hill, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dominic Savoldelli and Claire Judith Perry, husband and wife**

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(s) No. 220, as shown on the Map Entitled Plan of Dalewood Section III, of record in Plat Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Hanson & Associates, PC, a Colorado Corporation by Warranty Deed from Robert W. Stewart, Jr., as Executor of the Estate of Joseph Miller Calvert, Sr of record in Instrument No. 20220729-0086650 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 29, 2022.

Being the same property conveyed to Ridgecrest Hill, LLC, a Tennessee Limited Liability Corporation by Quitclaim Deed from Hanson and Associates, PC, a Colorado Corporation of record in Instrument No. 20240205-0008124 Register's Office for Davidson County, Tennessee, dated December 08, 2023 and recorded on February 05, 2024. Said Quitclaim Deed erroneously refers to Grantee as a Limited Liability Corporation but the entity is a Limited Liability Company.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2315 Ridgecrest Drive, Nashville, TN 37216**

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 our hands this the 23 day of May, 2025.

Ridgecrest Hill, LLC, a Tennessee Limited Liability Company

BY: Hanson & Associates, P.C., Member

BY: Shawn Hanson
Shawn Hanson, President

STATE OF Hawai'i
COUNTY OF Hawai'i

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared Shawn Hanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Hanson & Associates, P.C., which is the Member of Ridgecrest Hill, LLC, a Tennessee Liability Company, the within named bargainor, and that she has executed the within instrument for the purposes stated therein by signing the name of Ridgecrest Hill, LLC, a Tennessee Limited Liability Company by herself as its President of Hanson & Associates, P.C., being the Member of Ridgecrest Hill, LLC, a Tennessee Liability Company.

Witness my hand and Official seal this 23rd day of May, 2025.

Stephanie Leau
Notary Public:
My Commission Expires: Aug 15, 2025

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

Doc. Date: 5/23/2025 # Pages: 2
Notary Name: Stephanie Leau 3 Circuit
Doc. Description: Warranty Deed
Stephanie Leau 5/23/2025
Notary Signature Date

STEPHANIE LEAU NOTARY PUBLIC Comm. No. 21-101 STATE OF HAWAII

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **May 23, 2025**.

Date

Alli P

Affiant Signature

6/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County