THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550924** Karen Johnson Davidson County Batch# 1281683 DEEDWARR 06/05/2025 11:07:30 AM 3 pgs Fees: $18.00 Taxes: $2,127.50 20250605-0044241	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00 Affiant Subscribed and sworn to before me, this 4th day of June, 2025. Notary Public My Commission Expires: 8/24/27 BRANDON GINS TENNESSEE NOTARY PUBLIC My Comm Exp. August 24, 2027 COUNTY OF BLOUNT

WARRANTY DEED

Address New Owner: Red River Development LLC P. O. Box 150441 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 289.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ian Wrigley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Red River Development LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of PART OF WEST GROVE SUBDIVISION of record in Plat Book 421, Page 109, 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 Ian Wrigley, by Warranty Deed from Ashley Pratt f/k/a Ashley Piper and Jacob Pratt, wife and husband, of record in Instrument No. 20220425-0047236, in the Register's Office of Davidson County, Tennessee, dated April 22, 2022 and recorded on April 25, 2022.

Being the same property conveyed to Ashley Piper and Jacob Pratt, wife and husband, by Warranty Deed from David Robert O'Neil, unmarried, of record in Instrument No. 20210201-0014014, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

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 record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109.

This is improved property located at 120 39th Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2025.

Ian Wrigley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian Wrigley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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Certificate of Authenticity

I, Adam Lafever, 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 June 4, 2025.

Affiant Signature

6/4/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 4 day of June, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-120