This Instrument Prepared by ~~and Return to~~.
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $330,000 00

Affiant

Subscribed and sworn before me this the 17th day of June, 2025

Notary Public
My commission expires

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-BMR-25-3107

Karen Johnson
Batch # 1287405
06/20/2025 10 50 55 AM
Fees $13 00 Taxes $1,221 00

Davidson County
DEEDWARR
2 pgs

20250620-0048406

WARRANTY DEED 03-16-2026

Address of New Owner	Send Tax Bill to	Tax Information
Austin Damron	ARBOR FINANCIAL GROUP	097-02-0A 505 00
3107 Cedar Cottage Dr	1805 E. GARRY AVE	
Hermitage, TN 37076	SANTA ANA, CA 92705	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIKE STEPHEN RIESENBERG, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AUSTIN DAMRON, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 505 on the Plan of Villages of Riverwood, Section One, Phase 6C, of record in Plat at Instrument No 20160129-0008909, 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 Mike Stephen Riesenberg, an unmarried man, by deed dated 06/05/2020, from Apama Dhulipala and Srinivas Neti, Trustees of The Neti Family Revocable Trust dated November 17, 2015, of record in Instrument No 20200617-0063420, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 3107 Cedar Cottage Dr , Hermitage, TN 37076

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 17th day of June, 2025

Mike Stephen Riesenberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Stephen Riesenberg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 17th day of June, 2025

My commission expires 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON