Karen Johnson
Batch # 1298388
07/17/2025 09 55 21 AM
Fees $13 00 Taxes $6,660 00
Davidson County
DEEDWARR
2 pgs
20250717-0056415

PREPARED BY (AND RETURN TO).
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref: (DL) Title No.: 64114
Dav Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fortitude Family Revocable Trust 3506 Richland Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10405040100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Webb Ries, Trustee of the Russell and Susan Ries Community Property Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fortitude Family Revocable Trust** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 95 of Block 4 on the Plan of Richland Realty Company's First Subdivision of record in Book 161, page 151, Register's Office for said County, to which Plan reference is made for a more complete description

Being the same property conveyed to Susan Webb-Ries by Warranty Deed from Robert D Dougher and wife, Kimberly R. Dougher, dated August 30, 2001 and recorded on August 30, 2001 of record in Inst. No. 20010830-0094418, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated January 5, 2021, recorded January 14, 2021, of record in Inst No. 20210114-0006429, said Register's Office, subject property was conveyed to Susan Webb Ries, Trustee of the Russell and Susan Ries Community Property Trust

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2025 and subsequent years, All matters shown on the Plan, of record in Book 161, page 151, said Register's Office

This is improved property, known as 3506 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 16th day of July, 2025.

Russell and Susan RiesCommunity Property Trust
By:

Susan Webb Ries, Trustee
Susan Webb Ries, Trustee

State of Tennessee

County of Davidson

On this 16th day of July, 2025, before me the undersigned authority, personally appeared Russell and Susan Ries Community Property Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $1,800,000 00

Affiant

Sworn and subscribed before me this 16th day of July, 2025.

Tracey Perry
Notary

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON