RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1313026 **DEEDWARR**
08/21/2025 10 04 10 AM 2 pgs
Fees $13 00 Taxes $814 00

20250821-0066933

This instrument prepared by:
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $220,000 00

Affiant Signature

Subscribed and sworn to before me on this the 20th Day of August, 2025

Notary Public
My Commission expires 11-3-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Ryan Savitsky and Richard Savitsky
1737 22nd Ave N.
Nashville, TN 37208

SEND TAX BILLS TO:
Ryan Savitsky and Richard Savitsky
Same as new owner

MAP AND PARCEL NUMBER: 08111001400

WARRANTY DEED
25NT00986

Effective the 20th Day of August, 2025 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Scott Plemons, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan Savitsky and Richard Savitsky

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit

Land located in Davidson County, Tennessee, being all of Lot No 324, on the plan of J M T and G W Harding's Plan of Lots in N Nashville, according to plat and survey of same appearing of record in Plat Book 21, Page 80, in the Register's Office of Davidson County, Tennessee, to which plat references is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Scott Plemons from Scott McLeod, by Quitclaim Deed dated 11/09/2007 and recorded 11/15/2007 in Instrument No 20071115-0134085, Register's Office of said County Scott Plemons is one in the same as Scott Douglas Plemons.

BEING the same property conveyed to Scott McCleod, married and Scott Plemons, unmarried by Warranty Deed dated 07/27/2007 and recorded 08/08/2007 from Noble Properties, Inc , of record in Instrument No 20070808-0094817, in the Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1737 22nd Avenue N, Nashville, TN 37208

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 We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 _____ day of _____, _____

Scott Douglas Plemons by, Carol Rippy Plemons Attorney-in-Fact

08/20/2025 01 20 PM CDT

Scott Douglas Plemons by, Carol Rippy Plemons, Attorney-In-Fact

State of _____)
County of TN, Davidson

Before me personally appeared Carol Rippy Plemons, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Scott Douglas Plemons, and who acknowledged that she executed the same as the free act and deed of Scott Douglas Plemons

Edward P Hunsberger Sr

08/20/2025 01 25 PM CDT

Notary Public
My Commission expires _____/_____/ _____

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm Expires
January 25, 2026
Online Notary Public This notarial act involved the use of online audio/video communication technology
Notarization facilitated by SIGNiX®