Karen Johnson Davidson County
Batch# 1327296 DEEDWARRSP
09/26/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250926-0076940

SPECIAL WARRANTY DEED

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
1049 Ridgeview Dr, LLC	New owner	145 08 0 004.00
(NAME)	(NAME)	
1049 Ridgeview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Regions Bank, Conservator for the Diane Larsen Conservatorship, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto 1049 Ridgeview Dr, LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, its successors and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Ridge View Drive, at the northeast corner of the property conveyed to Raymond A. Perry and wife, by deed from Laura Lea Robertson of record in Book 1357, page 497, Register's Office for said County; being the corner of Lots Nos. 12 and 13; thence with the line between said two lots southwardly 394.4 feet; thence south 45 degrees 55 minutes east 150 feet to the corner of Lot Nos. 11 and 12; thence with the line between said two lots northwardly 380.9 feet to the southerly margin of Ridge View Drive; thence with same westwardly 199.23 feet to the beginning.

NOTE: For Informational purposes only: prior deed references subject property containing 1.35 acres, more or less.

Being the same property conveyed to Richard J. Larsen and wife, Diane K. Larsen from Lee Francis Noel and wife, Emily Jordan Noel by Warranty Deed dated October 16, 1979 and recorded on October 16, 1979 in Book 5514, Page 968, Register's Office for Davidson County, Tennessee. The said Richard J. Larsen having since died on January 4, 2025 leaving Diane K. Larsen vested on title as the surviving tenant by entirety. The said Diane K. Larsen having a Conservatorship that is of record in the Second Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 25P921.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1049 Ridgeview Dr., Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized 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; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 24th day of September, 2025.

Diane Larsen Conservatorship

By: Regions Bank, Conservator

BY: _____
Alexandria Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

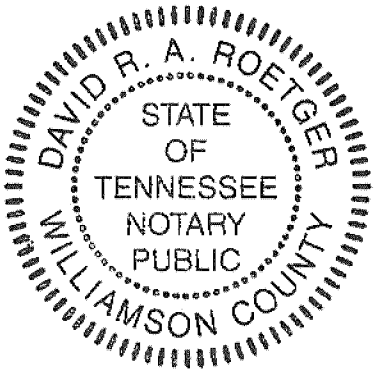
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Alexandria Fisher with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Conservator the Diane Larsen Conservatorship by Regions Bank, the within named bargainor, and that she as such Conservator being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2025.

_____
Notary Public

My Commission Expires: 5.16.29

(SEAL)



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 **September 24, 2025**.

Date

Alli P

Affiant Signature

9/26/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

