Karen Johnson Davidson County
Batch# 1397427 DEEDWARR
03/25/2026 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20260325-0023755

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Amon Ringemann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Realty Capital Credit Corp.	Same as new owner	061 10 0 054.00
(NAME)	(NAME)	
1577 Eden Rose Place		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amon Ringemann, an unmarried man, and Anna Ringemann, an unmarried woman** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Realty Capital Credit Corp., a Tennessee Corporation** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 726 Virginia Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their successors and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of March, 2026.

GRANTORS:

Amon Ringemann

Amon Ringemann

Anna Ringemann

Anna Ringemann

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Amon Ringemann and Anna Ringemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25th day of March, 2026.



T. Wilson

Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lots Nos. 143, 144 and 145 on the Plan of MAPLEWOOD HEIGHTS SUBDIVISION, of record in Plat Book 547, Pages 77 and 78, said Register's Office.

Said parts of said Lots front 100 feet on the Southerly side of Virginia Avenue and run back between parallel lines, along the Westerly margin of Edwards Avenue, 260 feet to the North line of Lot No. 146 of said plan.

Being the same property conveyed to An undivided one half (1/2) interest and to Amon Ringemann and an undivided one half (1/2) interest to Anna Ringemann, by Quitclaim Deed from William Larry Hall, a single man, of record in Instrument No. 20190612-0056453, in the Register's Office of Davidson County, Tennessee, dated June 4, 2019 and recorded on June 12, 2019.

Being the same property conveyed to William Larry Hall, by Substitute Trustee's Deed foreclosing Deed of Trust recorded as Book 6502, Page 730, from Robert P. Ziegler, Substitute Trustee, of record in Book 8104, Page 8, in the Register's Office of Davidson County, Tennessee, dated May 7, 1990 and recorded on May 7, 1990.

Being the same property conveyed to Lyndal Roberts and wife, Margaret Roberts, by Quitclaim Deed from Jonathon Godwin, unmarried, of record in Book 7366, Page 338, in the Register's Office of Davidson County, Tennessee, dated September 21, 1987 and recorded on September 30, 1987.

Being the same property conveyed to Jonathon Godwin, unmarried, by Warranty Deed from Margaret Roberts, of record in Book 7285, Page 743, in the Register's Office of Davidson County, Tennessee, dated June 30, 1987 and recorded on July 2, 1987.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 March 25, 2026.

Affiant Signature

March 25, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27