Karen Johnson Davidson County
Batch# 286714 DEEDWARR
09/17/2019 09:23:33 AM 2 pgs
Fees: $13.00 Taxes: $2,414.25

20190917-0093989

PRISCILLA C. URBALEJO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$652,500.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2019.

Notary Public

My commission expires: March 3, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael J. Rueling, Trustee and Margaret P. Rueling, Trustee	**Michael J. Rueling, Trustee and Margaret P. Rueling, Trustee**	**117-01-0C-008.00 CO**
3612 Chalmette Ct.	**P. O. Box 595**	
Nashville, TN 37215	**Naples, Florida 34106**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jane F. Dyer, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Ruehling, Trustee of the Margaret P. Ruehling Revocable Trust, dated August 14, 2009, an undivided ½ interest, and Margaret P. Ruehling, Trustee of the Michael J. Ruehling Revocable Trust, dated August 14, 2009, an undivided ½ interest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4B, on the Horizontal Property Regime for Chalmette Square, as recorded in the Master Deed of record in Book 5267, page 755, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JEFFERSON H. DYER AND WIFE, JANE F. DYER, by deed from HAROLD EDWIN STANFORD, JR. AS TO 22.5% UNDIVIDED INTEREST, VIRGINIA STANFORD PERDUE, AS TO 22.5% UNDIVIDED INTEREST, WILLIAM D. AKINS, AS TO 25% UNDIVIDED INTEREST, AND SUSAN A. BASHAM, AS TO 30% UNDIVIDED INTEREST, of record in Instrument No. 20020328-0038721, dated March 15, 2002, said Register's Office. The said Jefferson H. Dyer having since died on or about February 14, 2013, leaving Jane F. Dyer the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3612 Chalmette Ct., Nashville, TN 37215**.

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; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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/our hand(s) this 16th day of September, 2019.

Jane F. Dyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jane F. Dyer**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2019.

Notary Public

My Commission Expires: 10-5-2020

GREGORY S. PERRONE
WILLIAMSON COUNTY
TENNESSEE
NOTARY
PUBLIC
STATE
OF