This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6282

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6282

Karen Johnson Davidson County
Batch# 369704 DEEDWARR
03/09/2020 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20200309-0026403

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $434,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2020

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashish P. Sharma and Madhur Virathajenman 401 Bowling Avenue #43 Nashville, TN 37205	Liberty Financial, a Division of ETFCU 1200 Forest Bridge Road Louisville, KY 40223	104-13-0A-049.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Charles Rutenschroer, Trustee of Revocable Trust Agreement of John Charles Rutenschroer dated July 10, 2007**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ashish Sharma and Madhur Virathajenman, husband and wife** hereinafter called the Grantee(s), his/her/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 Building Site No. 49, also designated as Unit No. 43, on the Plan of Richmeade Place, Section 3, of record in Plat Book 5050, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more exact details as to location and placement of said Building Site.

Being the same property conveyed to John Charles Rutenschroer, Trustee of the John Charles Rutenschroer Living Trust, established by the Revocable Trust Agreement of John Charles Rutenschroer, dated July 10, 2007 by Warranty Deed from John Charles Rutenschroer, dated July 10, 2007, recorded July 17, 2007, of record in Instrument No. 20070717-0084810, Register's Office for Davidson County, Tennessee.

This is improved property located at: **401 Bowling Avenue, #43, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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 we do covenant with the 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, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2020.

GRANTOR:

Revocable Trust Agreement of John Charles Rutenschroer

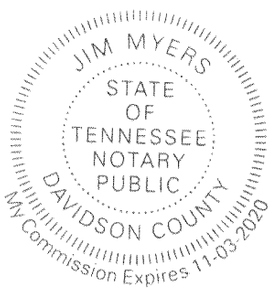
By: John Charles Rutenschroer, Trustee
John Charles Rutenschroer, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Charles Rutenschroer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is John Charles Rutenschroer, Trustee of Revocable Trust Agreement of John Charles Rutenschroer, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of March, 2020.

Notary Public
My Commission expires: _____



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

