Karen Johnson Davidson County
Batch# 388753 DEEDWARR
04/21/2020 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $712.25
20200421-0041412

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 4-20-6823

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $192,500.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2020.

Notary Public
My Commission Expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anna Ruddell 2555 Sonar Street Nashville, TN 37214	Cardinal Financial 3701 Arco Corp. Dr #200 Charlotte NC 28273	052-13-0B-221.00-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, **Loretta J. Russell, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Anna Ruddell , an unmarried woman**, hereinafter called the Grantee, her 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 all of Lot No. 9, River Glen, Phase 5, Section 1, Planned Unit Development, Condominium Plat, according to survey and plat of same appearing of record in Instrument No. 200111207-0135344; and revised as to open space in Instrument No. 20030305-0029504, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Loretta J. Russell, unmarried by Warranty Deed from NVR< Inc., a Virginia corporation t/a Fox Ridge Homes, dated July 23, 2003, recorded July 30, 2003, of record in Instrument No. 20030730-0107256, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2555 Sonar Street, Nashville, TN 37214.**

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 17th day of April, 2020.

GRANTOR:

Loretta J. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loretta J. Russell, the within named bargainor, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2020.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

202004210041412

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY