Karen Johnson Davidson County
Batch# 444924 DEEDWARR
07/28/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200728-0082802

#35575

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627962**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Ashley M Allen Affiant Subscribed and sworn to before me, this 24th day of July, 2020. Notary Public My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner: David William Rutledge and Natalie Sung Ae Pak 508 North 2nd Street Nashville TN 37207	Send Tax Bills To: ~~New Owner~~ Pinnacle Bank 150 3rd Ave S. Suite 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 082110007 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn Marcario, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David William Rutledge, unmarried, and Natalie Sung Ae Pak, unmarried, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 and the Northerly 20 feet of Lot No. 98, Harris Addition Edgefield, as of record in Book 21, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Westerly margin of North 2nd Street, at the common corner of Lots 96 and 97; thence with the line between said lots, Westerly 136.96 feet, more or less, to the Easterly margin of an alley; thence with the same, South 6 degrees 16 minutes West 55.13 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 23.43 feet to a point in the Northerly margin of an alley; thence with said alley, South 83 degrees 14 minutes East 121.81 feet to a point in the Westerly margin of North Second Street; thence with the same, North 6 degrees 59 minutes East 70 feet to the point of beginning.

Being the same property conveyed to Kathryn K. Marcario, An Unmarried Person, by Warranty Deed from The Lincoln Real Estate Group, Inc., A Nevada Corporation, of record in Instrument No. 20150515-0044828, in the Register's Office of Davidson County, Tennessee, dated May 12, 2015 and recorded on May 15, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harris Addition Edgefield, as recorded in Plat Book 21, Page(s) 100.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 508 North 2nd Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of July, 2020.

Kathryn Marcario

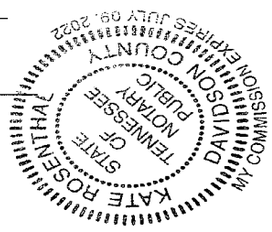
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn Marcario, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2020.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

