This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8926-AP

Karen Johnson Davidson County
Batch# 509869 DEEDWARR
11/06/2020 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20201106-0130633

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $479,900.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 13th day of October, 2020.

Notary Public
My Commission Expires: 12/1/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristin M. Ruggieri Michael A. Ruggieri 1634B Chase St Nashville, TN 37216	CMG Mortgage, Inc., dba CMG Financial 810 Crescent Centre Drive 320 Franklin, TN 37067	72-10-4O-001.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Lannie G. Boswell and Elizabeth Boswell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kristin M. Ruggieri, an unmarried woman and Michael A. Ruggieri, a married man, as joint tenants with right of survivorship** 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:

BEING certain private element unit situated in Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of 1634 Chase Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1634 Chase Street Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20191114-0117796; as amended in Instrument No. 20200130-0011286, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1634 Chase Street Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Lannie G. Boswell and Elizabeth Boswell, husband and wife by Warranty Deed from Robert Rydale Woodard, individually and as heir at law of Robert Vernon Whitlow; and Dorothy Booker, Sharon Noland aka Sharon Renee Mays and Robbie Brooks, as heirs at law of Robert Vernon Whitlow, dated August 28, 2019, recorded September 5, 2019, of record in Instrument No. 20190905-0089839, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20190905-0089837; and in Instrument No. 20190905-0089838, said Register's Office.

This Instrument executed on behalf of Lannie G. Boswell and Elizabeth Boswell ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record Instrument Number 20201104-0129719, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1634 Chase Street, B, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 9th day of October, 2020.

GRANTOR:

Lannie G Boswell by C. M. C. as Attorney in fact
Lannie G. Boswell by Christopher M. Corriveau as Attorney-in-Fact

Elizabeth Boswell by C. M. C. as Attorney in fact
Elizabeth Boswell by Christopher M. Corriveau as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M Corriveau the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Lannie G. Boswell and Elizabeth Boswell ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 9th day of October, 2020.

Rozalind Ruth
Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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