WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03-08-21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-8036B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua Ruchotzke and Melanie Gloss	NEW OWNER	116-04-0-134.00
613 Estes Rd		
Nashville, TN 37215		

Karen Johnson Davidson County
Batch# 519416 DEEDWARR
11/20/2020 10:22:19 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20201120-0136690

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

WILLIAM L. BURNS, IV AND KAITLIN KYLE BURNS, TRUSTEES OF THE BURNS TRUST DATED SEPTEMBER 07, 2016

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

JOSHUA RUCHOTZKE AND MELANIE GLOSS

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 7 and part of Lot No. 20 on the Plan of Clearview A Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and 35 to 41 inclusive of Kenner Manor Subdivision of record in Plat Book 843, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Estes, formerly Wilson Avenue, at the corner of Lots Nos. 7 and 8; thence with the line between said two lots, Westwardly 95 feet to a point in Lot No. 20; thence Northwardly 73 feet, more or less, to the corner of Lots Nos. 20 and 21; thence with the line between Lots Nos. 7 and 21, Northwardly 13.3 feet more or less to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, Eastwardly 99 feet to the Westerly margin of Estes Avenue; thence with said Avenue, Southwardly 85 feet to the beginning.

Being the same property conveyed to William L. Burns, IV and Kaitlin Kyle Burns Trustees of the Burns Trust dated September 07, 2016 by Warranty deed from KE Holdings, LLC, a Mississippi limited liability company of record in Instrument No. 20200102-0000331 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 02, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 613 Estes Rd, 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 that we 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 hand on the 17 day of November, 2020.

The Burns Trust dated September 07, 2016

BY: _____
William L. Burns, IV, Trustee

BY: _____
Kaitlin Kyle Burns, Trustee

STATE OF Florida

COUNTY OF Walton

Personally appeared before me, the undersigned, a notary public of said County and State, the within named William L. Burns, IV and Kaitlin Kyle Burns, Trustees of the Burns Trust dated September 07, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this ____ day of November, 2020.

_____
Notary Public

My Commission Expires: 10/22/2024

File #: 20-8036B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027

NATHANIEL STAPLETON
MY COMMISSION # HH56267
EXPIRES: October 22, 2024