WARRANTY DEED

Karen Johnson Davidson County
Batch# 543483 DEEDWARR
12/29/2020 03:34:20 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20201229-0154449

Y-SB-RCO-20-6044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruben Martinez	**New Owner**	
(NAME)	(NAME)	**086-02-0-074.00**
2830 Calley Creek Rd.		
(ADDRESS)	(ADDRESS)	
Culleoka, TN 38451		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KATIE ANN RUTTER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUBEN MARTINEZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 201 on the plan of Dodson Heights, being a Resubdivision of Lots 22 through 27 and Lot 34 through 40 as of record in Book 3842, Page 98, with Amended to Plat recorded in Book 4379, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derrick Rutter, Katie Ann Rutter, and Martin Timothy Koller, as joint tenants with the right of survivorship by Warranty deed from A & G Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150925-0097828 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 25, 2015.

Being the same property conveyed to Katie Ann Koller by Quitclaim deed from Katie Ann Koller and Martin Timothy Koller of record in Instrument No. 20200529-0055452 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on May 29, 2020.

**Katie Ann Koller is n/k/a Katie Ann Rutter.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 98, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3130, Page 623 and Amendment in Book 3161, Page 279, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6044 Panama Drive, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28 DAY OF DECEMBER, 2020.

Katie Ann Rutter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE ANN RUTTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212