Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1101

Karen Johnson Davidson County
Batch# 584881 DEEDWARR
03/04/2021 02:34:42 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210304-0028564

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dianna Ruch, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emilia Vega,** *unmarried* hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Southfork, Section One of record in Plat Book 6250, Page (s) 384 and 385, in the 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 John E. Ruch by deed from James F. Hopkins, Administrator of the Estate of James Michael O'Keefe, Deceased of record in Book 11720, page 763, Register's Office for Davidson County, Tennessee, dated October 18, 1999 and recorded on October 28, 1999.

Being the same property conveyed to John E. Ruch and Dianna Ruch, husband and wife by Quitclaim deed from John E. Ruch of record in Instrument No. 20140925-0088455 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 25, 2014. John E. Ruch died on July 15, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 112 Briar Oaks Court, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Emilia Vega
112 Briar Oaks Court
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
064-09-0-204.00

WITNESS THE EXECUTION HEREOF this 26th day of February, 2021.

Dianna Ruch

Dianna Ruch

State of Tennessee)
County of Davidson)

On this 26th day of February, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dianna Ruch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 280,000.00.**

Brian Mitchell

Affiant

Sworn and subscribed before me on this the 26th day of February, 2021.

Dawn Martin

Notary Public

My Commission Expires: 10/2/23

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY