39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 601506 DEEDWARR
03/26/2021 03:01:17 PM 4 pgs
Fees: $23.00 Taxes: $2,645.50

20210326-0040373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jim Carpenter and Lisa Carpenter 1725 B 14th Ave. S Nashville, TN 37212	484 Stratton Mill Dr. Hull GA 30646	105-09-0Y-002.00

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, **Joshua G. Ruchotzke and Angela M. Ruchotzke, Co-Trustees of the Ruchotzke Trust #8810 dated February 24, 2017**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jim Carpenter and Lisa Carpenter, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Plan attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1725 14th Avenue South Townhomes, with Private Elements, of record in Instrument No. 20150106-0001172, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Joshua Gregory Ruchotzke, unmarried by Warranty Deed from Jonathon Pouliot and Deanna D. Pouliot, husband and wife dated 01/09/2019 and recorded 01/10/2019, of record in Instrument 201901100002664, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua G. Ruchotzke and Angela M. Ruchotzke, Co-Trustees of the Ruchotzke Trust #8810 dated February 24, 2017, by Quitclaim Deed from Joshua Gregory Ruchotzke, unmarried, dated 01/09/2019 and recorded 01/16/2019, of record in Instrument 201901160004543, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1725 B 14th Ave. S, Nashville, TN 37212

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. 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 23rd day of March, 2021.

The Ruchotzke Trust #8810 dated February 24, 2017

BY: _____ Co-Trustee
Joshua G. Ruchotzke, Co-Trustee

BY: _____
Angela M. Ruchotzke, Co-Trustee

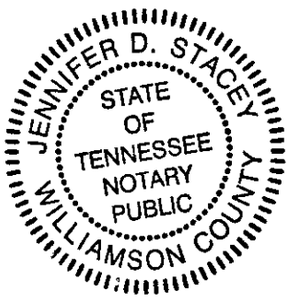
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joshua G. Ruchotzke, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Co-Trustee of the Ruchotzke Trust #8810 dated February 24, 2017 , the within named bargainor, a Trust, and that he as such Co-Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Joshua G. Ruchotzke as such Co-Trustee.

Witness my hand and official seal, this the 23rd of March, 2021.

_____
Notary Public

My Commission Expires: 10/3/21



This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1725 B 14th Ave. S, Nashville, TN 37212

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. 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 23rd day of March, 2021.

The Ruchotzke Trust #8810 dated February 24, 2017

BY:_____
Joshua G. Ruchotzke, Co-Trustee

BY: Angela M Ruchotzke, co-trustee
Angela M. Ruchotzke, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joshua G. Ruchotzke, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Co-Trustee of the Ruchotzke Trust #8810 dated February 24, 2017 , the within named bargainor, a Trust, and that he as such Co-Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Joshua G. Ruchotzke as such Co-Trustee.

Witness my hand and official seal, this the 23rd of March, 2021.

_____
Notary Public

My Commission Expires:

STATE OF IL
COUNTY OF Peoria

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andela M. Ruchotzke, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Co-Trustee of the Ruchotzke Trust #8810 dated February 24, 2017, the within named bargainor, a Trust, and that she as such Co-Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Angela M. Ruchotzke as such Co-Trustee.

Witness my hand and official seal this the 22 of March, 2021.

Notary Public

My Commission Expires: 1-22-23

"OFFICIAL SEAL"
TAMMEY S. DEVRIES
Notary Public, State of Illinois
My Commission Expires 01/22/2023