Karen Johnson Davidson County
Batch# 607668 DEEDWARR
04/06/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20210406-0045081

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-18-22
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

02-NSH21-01244

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anna Houchens and Chase Rutledge 387 Huntington Ridge Dr. Nashville, TN 37211	First Bank 722 Columbia Ave Franklin, TN 37064	Map & Parcel : 161 11 0A 045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashlea L. Oviedo and Orlando Rafael Oviedo Escalona**, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chase Edward Rutledge, unmarried man and Anna Rose Houchens, unmarried woman, joint tenants in common** , hereinafter called the Grantees, their successors 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 Townhome No. 45, on the plan of Huntington Ridge Townhouses (erroneously referenced in prior deed as Final Plat, Revision One, Huntington Ridge Townhouse Condominiums), as shown by plat of record in Book 4675, Page 9 (erroneously referenced In prior deed as Book 9700, Page 846), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Ashlea L. Webb, a single woman by deed from Elaine Truitt, a married woman, dated January 13, 2016, recorded January 15, 2016, of record in Instrument No. 20160115-0004422, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 387 Huntington Ridge Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 10th day of March, 2021

Ashlea L. Oviedo

Orlando Rafael Oviedo Escalona

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th day of March, 2021, before me personally appeared Ashlea L. Oviedo and Orlando Rafael Oviedo Escalona, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

