Karen Johnson Davidson County
Batch# 624405 DEEDWARR
04/28/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20210428-0056566

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434631**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me, this ~~26th~~ 27th day of April, 2021. Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allen C. Ruark and Deborah Ruark 1002 Lawrence Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105 13 2B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyler L. Middleton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen C. Ruark and Deborah Ruark, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" Lawrence Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for Lawrence Avenue Townhomes, of record at Instrument No. 20150522-0047578, in the Registers Office of Davidson County, Tennessee and Plat attached as Exhibit "C" to which Declarations of Covenants, Conditions and Restrictions referenced is hereby made for a more particular description of said property.

Being the same property conveyed to Tyler L. Middleton, Unmarried, by Warranty Deed from Shelby Street Partners, GP, of record in Instrument No. 20150706-0064997, in the Register's Office of Davidson County, Tennessee, dated June 30, 2015 and recorded on July 06, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.L.B. Lawrence, as recorded in Plat Book 21, Page(s) 148.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The McAllister Property, as recorded in Plat Book 421, Page(s) 10.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150522-0047578.

This is improved property located at 1002 Lawrence Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2021.

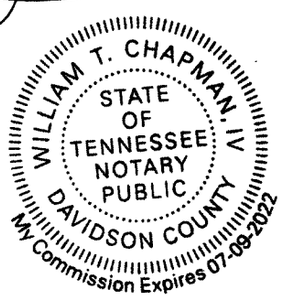
Tyler L. Middleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler L. Middleton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2021.

Notary Public
My Commission Expires: _____



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY