Name and Address of New Owner:
Aaron T. Scott and Julia N. Grimoldi
1308 Saturn Drive
Nashville, TN 37217

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 675936 DEEDWARR
07/13/2021 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $960.15
20210713-0094145

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 120 06 0 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ross Ruppel, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aaron T. Scott and Julia N. Grimoldi, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 129, Plan of Stardust Acres, as shown on plat of record in Plat Book 1424, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ross A. Ruppel, unmarried, by Warranty Deed from Ronald L. Padgett, married, of record in Instrument No. 20141226-0118123, in the Register's Office of Davidson County, Tennessee, dated December 23, 2014 and recorded on December 26, 2014.

Briana Grendahl joins in the execution of this deed to convey any interest she may have in the above described property, particularly any marital interest.

This improved property known as 1308 Saturn Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2021.

Ross Ruppel

Briana Grendahl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2021, before me personally appeared Ross Ruppel and Briana Grendahl, 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2021.

Notary Signature
My commission expires: 7-6-21-25
(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $259,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of July, 2021.

Notary Public
My commission expires: 11-5-2024
File No. 2021-2924

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-9-2021.

Affiant
Date: 7-12-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of July, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY