Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5057

Karen Johnson Davidson County
Batch# 676202 DEEDWARR
07/14/2021 09:42:11 AM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20210714-0094518

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of July, 2021

Notary Public

Commission Expires: 10-24-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dylan Ruder and Carine Ruder 712 Gillock Street Nashville, TN 37216	NEW OWNER	061-14-0-144.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melinda Dixon, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan Ruder and Ashlyn Ruder, husband and wife and Carine Ruder, as joint tenants with rights of suvivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot 137 on the Plan of E.B. Craig's Subdivision of the Crownover property of record in Book 894, pages 640 and 641 Register's Office for Davidson County, Tennessee.

Said Lot 137 fronts 50.3 feet on the Southerly side of Gillock Avenue and extends back 140 feet between parallel lines to a dead line in the rear measuring 50.3 feet thereon.

Being the same property conveyed to Norma Jane Perkins by Warranty Deed from Nellie H. Parsons Garrett of record in Book 4980, Page 468, Register's Office for Davidson County, Tennessee, dated December 12, 1975 and recorded on December 17, 1975.

Being part of the same property conveyed to Andrea Bonds by Will from Jane Perkins Vance of record at Instrument Number 20200929-0112137 and 20200929-0112138, Register's Office for Davidson County, Tennessee. The said Jane Perkins Vance became deceased on December 8, 2019 and her Estate administered at Davidson County Probate Court Docket Number 20P-1441. Jane Perkins Vance and Norma Perkins Vance are one in the same.

Being the same property conveyed to Melinda Dixon by Quitclaim Deed from Andrea Bonds of record in Instrument No. 20201019-0121544 Register's Office for Davidson County, Tennessee, dated October 07, 2020 and recorded on October 19, 2020.

This property has never been a primary residence of the grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by th... G...

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 712 Gillock Street, Nashville, TN 37216

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 so 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.

Dated this the 6th day of July, 2021.

Melinda Dixon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melinda Dixon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~ Sumner, Tennessee this 6th day of July, 2021.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

