Karen Johnson Davidson County
Batch# 686855 DEEDWARR
07/30/2021 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,565.54
20210730-0102674

Name and Address of New Owner:
Ross Ruppel
5239 New John Hagar Road
Nashville, TN 37076

Send Tax Bills To:
Ross Ruppel
5239 New John Hagar Road
Nashville, TN 37076

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 098-06-0A-088-00

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, **William A. Jordan and and wife , Carolyn S. Jordan , Trustees of The William A. and Carolyn S. Jordan Revocable Living Trust, dated December 5, 2008**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ross Ruppel, a married man ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Final Plat of Phase 1, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, Register's Office for Davidson-County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to The William A. and Carolyn S. Jordan Revocable Living Trust, dated December 5, 2008, William A. or Carolyn S. Jordan, Trustees from William A. and Carolyn S. Jordan, by Quitclaim Deed dated 12/05/2008 and recorded 05/12/2009 in Instrument No. 20090512-0043564, Register's Office of said County. The said Carolyn S. Jordan having since died on 05/02/2018.

Being the same property conveyed to William A. Jordan and wife, Carolyn S. Jordan from Newmark Homes, L.P., a Texas Limited Partnership, by Special Warranty Deed dated 01/26/2007 and recorded 01/30/2007 in Instrument No. 20070130-0012291, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 23rd day of July, 2021.

The William A. and Carolyn S. Jordan Revocable Living Trust, dated December 5, 2008

By: William A. Jordan, Trustee (SEAL)
William A. Jordan, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of July, 2021, before me personally appeared William A. Jordan, Trustee of The William A. and Carolyn S. Jordan Revocable Living Trust, dated December 5, 2008, 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 23rd day of July, 2021.

Shannon ONeill
Notary Signature
My commission expires: 11/10/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $423,120.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kendall C. Waters
(Affiant)

Sworn to and subscribed before me this
23rd day of July, 2021.

Shannon ONeill
Notary Public
My commission expires: 11/10/2024
File No. QTN-1086-2021

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the 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 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 5, 2025

NOTARY'S SEAL

