# WARRANTY DEED

Karen Johnson Davidson County
Batch# 726013 DEEDWARR
09/29/2021 08:44:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210929-0130517

STATE OF KENTUCKY
COUNTY OF FAYETTE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,

FOR THIS TRANSFER $ 50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 15th DAY OF Sept. 2021.

Notary Public

MY COMMISSION EXPIRES: April 1, 2025

DUSTINA J. FRANCIS NOTARY PUBLIC (AFFIX SEAL) ID KYNP26771 COMMONWEALTH OF KENTUCKY MY COMMISSION EXPIRES APRIL 1, 2025

**THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:**

Rose Grasch Camenisch Mains PLLC
326 South Broadway
Lexington, KY 40508

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER(S) |
|---|---|---|
| **LIBERTAS TN LLC** | New Owner | |
| (NAME) | (NAME) | **104-05-0k-001.00-CO AND 104-05-0k-002.00-CO** |
| 2108 Brevard Ct | | |
| (ADDRESS) | (ADDRESS) | |
| Lexington, KY 40513 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

As a capital contribution to Grantee, of which Grantor is the sole member, **NICHOLAS NURY RUOF**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIBERTAS TN LLC**, a Kentucky limited liability company, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit A: 417 A Park Circle, Nashville, TN 37205
Map/Parcel: 104-05-0k-001.00-CO

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 417 Park Circle, A Horizontal Property Regime with Private Elements of record as Instrument No. 20140211-0012046 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Unit B: 417 B Park Circle, Nashville, TN 37205
Map/Parcel: 104-05-0K-002.00-CO

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 417 Park Circle, A Horizontal Property Regime with Private Elements of record as Instrument No. 20140211-0012046 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Nury Ruof by Warranty deed from Robert P. Laws and wife, Theresa L. Fuller of record in Instrument No. 20210405-0044337 Register's Office for Davidson County, Tennessee, dated March 31, 2021, and recorded on April 5, 2021.

This conveyance is subject to:

- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 190, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140211-0012046, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **417 A & B Park Circle, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF September, 2021.

Nicholas Nury Ruof

Samantha Lee Ruof, wife of Grantor, hereby relinquishes, releases, and quitclaims any ownership interest in this property by virtue of dower, curtsey, coventurer, or any other marital ownership right under the laws of Tennessee or any other state.

Samantha Lee Ruof

STATE OF KENTUCKY
COUNTY OF FAYETTE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, NICHOLAS NURY RUOF and SAMANTHA LEE RUOF, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged he/she/they executed the same as their free act and deed.

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public

My Commission Expires: July 21, 2025

(SEAL)

**Ian Charles Atkinson**
**Notary ID: KYNP33664**
**Kentucky - Fayette County**
**Exp: July 21, 2025**

(01340707)