Karen Johnson Davidson County
Batch# 795213 **DEEDWARR**
01/25/2022 02:22:47 PM 2 pgs
Fees: $13.00 Taxes: $1,000.85

20220125-0009153

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P21-4051-WE

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,500.00.**

Chris Honer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher Honer	Christopher Honer	MAP:
130 Shadow Glen Drive	130 Shadow Glen Drive	PARCEL: 161-16-0A-044.00-CO
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JACQUELINE NICOLE HARDEMAN n/k/a Jacqueline Nicole Rutledge, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER HONER, AN UNMARRIED MAN**

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 Unit no. 44 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 2004070-00867061; Instrument No. 20040720-0086707, Register Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Nicole Hardeman, an unmarried woman by Warranty deed from Randee Lynn Gevertz and Martin Gevertz, tenants in common of record in Instrument No. 20151103-0111662 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 03, 2015.

Stephen Rutledge, joins in this conveyance to convey any and all marital intereste he may have in subject property as spouse of Jacqueline Nicole Rutledge.

This is ✠ IMPROVED property known as: **130 Shadow Glen Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do 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.

Witness my/our hand(s) this the 10th day of December, 2021.

Nicole Hardeman Rutledge by Jackson Hardeman, Attorney in fact
Nicole Hardeman Rutledge
By: Jackson Hardeman, Attorney in Fact

Stephen Rutledge by Jackson Hardeman, Attorney in fact
Stephen Rutledge
By: Jackson Hardeman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackson Hardeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Nicole Hardeman Rutledge,** as her Attorney in Fact, as the free act and deed of the within named

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

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackson Hardeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Stephen Rutledge,** as his Attorney in Fact, as the free act and deed of the within named

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

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE