Karen Johnson Davidson County
Batch# 812618 DEEDWARR
02/28/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220228-0022592

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF February, 2022.

_____
NOTARY PUBLIC
My Commission expires: 2.5.25

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21120047

KAYTLYN N. DODSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner
Grant LeMaster Ruhl and Katie Ann Bass
532 High Street
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
133-01-0-179.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cheryl Grace Colebrook Ott, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Grant LeMaster Ruhl and Katie Ann Bass, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 197 on the Map of Sunrise Heights 2nd Addition, a Plan of which is recorded in Book 421, Page 46, Register's Office for Davidson County, Tennessee, and described according to a survey by Hal. R. Swann, Jr., Surveyor, dated July 16, 1974.

Said part of Lot No. 197 fronts 55.9 feet on the northerly margin on High Street and extends back 149.7 feet, more or less, on the West side and 156.8 feet, more or less, on the East side, to a line in the rear, or an alley, measuring 53.4 feet.

Being the same property conveyed to Susan A. Lawson, unmarried, by Warranty Deed from Ronnie W. Hall and wife, Diane Hall, dated 05/13/1994 and recorded on 05/17/1994 at Book 9348, Page 114, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Cheryl Ott, Trustee of the Susan Anne Lawson Irrevocable Trust, by Quitclaim Deed from Susan A. Lawson, a single person, dated 08/19/2019 and recorded on 11/13/2019 in Instrument No. 20191113-0116713, Register's Office for Davidson County, Tennessee.

**The above property was never used as marital residence of Grantor.

This is property generally located:
532 High Street, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Cheryl Grace Colebrook Ott** has/have caused this instrument to be executed, this the 14th day of February, 20 22.

Cheryl Grace Colebrook-Ott by Joseph Martin Ott, attorney in fact
Cheryl Grace Colebrook Ott
By: Joseph Martin Ott, Atty-in-fact
Record Book _____, Page _____, RODCT
202202280022591

STATE OF Colorado
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joseph Martin Ott**, Attorney-in-fact, acting on behalf of Cheryl Grace Colebrook Ott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument in behalf of Cheryl Grace Colebrook Ott, and who acknowledged that he/she executed the same as the free act and deed of Cheryl Grace Colebrook Ott.

This the 14th day of February, 2022.

My commission Expires: 12-03-2024

Krista R Gabel
NOTARY PUBLIC

KRISTA R GABEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204042274
MY COMMISSION EXPIRES DECEMBER 3, 2024

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 2/14/22 (date of document).

L. Broner McCoy
Date: 2/14/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 14th day of February, 2022.

NOTARY PUBLIC
My Commission expires: 2·5·25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY