Karen Johnson Davidson County
Batch# 823486 DEEDWARR
03/17/2022 08:43:31 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20220317-0030949

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

Notary Public

MARY JO WOJCIECHOWSKI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-24-2023

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-03697

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tammy Shirley Ruth and Kenneth Carl Ruth Jr. 2803 A White Oak Drive Nashville, TN 37215	New Owner	117-03-0S-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica Willis, An Unmarried Woman** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tammy Shirley Ruth and Kenneth Carl Ruth Jr.**, wife and husband, hereinafter called the Grantees, their successors 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 B, on the Plan of Cottages At White Oak, a Horizontal Property Regime With Private Elements of record in the Exhibits of the Declaration of Covenants, Conditions, and Restrictions in Instrument No.20150107-0001625, as amended in Instrument No. 20150107-0001626, Instrument No. 20150827-0086716 and Instrument No. 20160422-0039488 (erroneously referenced in prior deed as 20160422039488), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For informational purposes only, subject property address is known as: 2803 A White Oak Drive B Nashville, Tennessee 37215.

Being the same property conveyed to Jessica Willis, unmarried woman by Warranty Deed from Mark Arrieta and Betty Gayle Arrieta, husband and wife of record in Instrument No. 20190605-0053534 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 05, 2019. (Value of consideration shown in aforementioned deed $749,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2803 A White Oak Drive, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of March, 2022

Jessica Willis

Jessica Willis

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of March, 2022, before me personally appeared Jessica Willis, 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 (or person's) free act and deed.

Notary Public

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-20-2023