Karen Johnson Davidson County
Batch# 858429 DEEDWARR
05/19/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220519-0057830

Name and Address of New Owner:
Collin Cummings Rugg
916 1st Avenue N.
Nashville, TN 37201

Send Tax Bills To:
Collin Cummings Rugg
714 Lido Ct.
San Diego, CA 92109
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-14-0A-046-00

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, **Barry H. Soldinger and Gayle Soldinger, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Collin Cummings Rugg**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 916 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED ON THE PLAN OF RIVERFRONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20051221-0153160, AS AMENDED IN INSTRUMENT NO. 20051228-0155671 AND IN INSTRUMENT NO. 20060518-0058640, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF RIVERFRONT CONDOMINIUMS FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE SECOND AMENDMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20060518-0058640, SAID REGISTERS OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to Barry H. Soldinger and Gayle Soldinger, husband and wife by Warranty Deed from Stephen Catandella and Debbie Catandella, husband and wife of record as Instrument No. 20150330-0027311 in the Register's Office for Davidson County, Tennessee, dated March 20, 2015 and recorded on March 30, 2015.

For Information Only: Being Parcel No. 082-14-0A-046-00
Being also known as 916 1st Avenue North, Nashville, TN 37201

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 9th day of May, 2022.

(SEAL)
Barry H. Soldinger

(SEAL)
Gayle Soldinger

STATE OF TENNESSEE Georgia
COUNTY OF DAVIDSON Chatham

On this 9th day of May, 2022, before me personally appeared Barry H. Soldinger and Gayle Soldinger, 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 9th day of May, 2022.

Notary Signature
My commission expires: 10-01-2024

DANIELLE JENELL LATOYA EDWARDS
NOTARY PUBLIC
CHATHAM COUNTY, GEORGIA
My Commission Expires 10-01-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $620,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of May, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-4527-RS

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202205190057830

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 5/9/22 (date of document).

Affiant Signature

5/12/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

