Karen Johnson Davidson County
Batch# 866363 DEEDWARR
06/02/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220602-0063799

WARRANTY DEED

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

File No. EM-22-2289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miles Thomas. Head and Shelby Porter	Same as new owner	
(NAME)	(NAME)	
1921 Normerle Street		007-15-0-020.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **RuudLove Investments LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miles Thomas. Head, unmarried and Shelby Porter,unmarried Joint Tenancy with Right of Survivorship** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 58 on the Plan of Grizzard Manor, Section Three of record in Plat Book 4675, Page 40, and amended by Instrument No. 201101900114069 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 John Vaughn, an unmarried man by Warranty deed from J. Phillip Jones and wife, Vickie L. Jones of record in Instrument No. 20131018-0109102 Register's Office for Davidson County, Tennessee, dated October 11, 2013 and recorded on October 18, 2013.

Being the same property conveyed to Ruudlove Investments LLC, a Tennessee limited liability company by Warranty deed from John Vaughn, an unmarried man of record in Instrument No. 20220216-0017839 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 16, 2022. Being also known as 1921 Normerle Street Goodlettsville, Tennessee 37072.

This is property more commonly known as 1921 Normerle Street, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 27th day of May, 2022.

RuudLove Investments LLC, a Limited Liability Company

By: _____
Klint Ruud, Member

By: _____
Erin Jarvis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Klint Ruud and Erin Jarvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Member of RuudLove Investments LLC, the within named bargainor, a Limited Liability Company, and that such Klint Ruud and Erin Jarvis as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, TN, this 27th day of May, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 5/27/22 [DATE].

Devin Park

AFFIANT SIGNATURE

5/27/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 27 day of May, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

