Karen Johnson Davidson County
Batch# 871603 DEEDWARR
06/15/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220615-0068102

BONNIE SWEARINGEN
Notary Public - State of Florida
Commission # HH 071537
My Comm. Expires Dec 30, 2024
Bonded through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Phyllis Constance Ruppender
Affiant

Subscribed and sworn to before me, this 3rd day of June, 2022.

Bonnie Swearingen
Notary Public

My commission expires: Dec. 30, 2024

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alyssa Knowles	New Owner	**135-12-0B-045.00**
2070 Nashboro Blvd.		
Nashville, TN 37217		

FOR AND IN 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, WE, **Phyllis Constance Ruppender, a Widow,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Knowles, a single woman,** 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:

Property known as: 2070 Nashboro Blvd., Nashville, TN 37217, County of Davidson

Land in Davidson County, Tennessee, being Lot & Unit No. 25, on the Plan of "Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7," of record in Plat Book 11700, Pages 49 & 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property previously conveyed to Manfred A. Ruppender by Warranty Deed from Wendy A. Wolford, dated 05/31/2006 and recorded 05/12/2006 in Instrument No. 20060612-0069607, Register's Office for Davidson County, Tennessee. The said Manfred A. Ruppender is deceased as of 12/09/2020. Pursuant to Order Admitting to Probate the Last Will and Testament of Manfred A. Ruppender for Muniment of Title, Case No. 21P1244, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), rendered 08/31/2021 and recorded 09/17/2021 in Instrument No. 20210917-0124967, said Register's Office, the subject property is now vested in the name of Phyllis Constance Ruppender.

Tax Map/Parcel ID: 135-12-0B-045.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2070 Nashboro Blvd., Nashville, TN 37217.

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 in 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 3rd day of June, 2022.

Phyllis Constance Ruppender

Phyllis Constance Ruppender

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2022, before me personally appeared **Phyllis Constance Ruppender**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of June, 2022.

Bonnie Swearingen

Notary Public

Commission Expiration: Dec. 30, 2024

BONNIE SWEARINGEN
Notary Public - State of Florida
Commission # HH 071537
My Comm. Expires Dec 30, 2024
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/3/22 (date of document).

Jennifer L. Pennell

6/3/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of June, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

