Karen Johnson Davidson County
Batch# 882659 DEEDWARR
07/01/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220701-0076322

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

JUSTIN MOONEYHAM NOTARY PUBLIC STATE TENNESSEE COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $405,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2022.

Notary Public
My commission expires: 5.21.2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Megan Cady Ruth	SWBC Mortgage Corporation	075-07-0 007.00
4413 Juneau Drive	9311 San Pedro Ave, Suite 100	
Nashville, TN 37076	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDRA G. REYNOLDS, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MEGAN CADY RUTH AND SCOTT BRYAN RUTH, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Tulip Grove Section I of record in Plat Book 3700, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 90.0 feet on the westerly side of Juneau Drive and extends back 150.0 feet on the southerly line and 149.84 feet on the northerly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Alexandra G. Reynolds, a single woman, by deed dated 06/12/2020, from Thomas G. King and Rebecca King, husband and wife, of record in Instrument No. 20200618-0064749, Register's Office for said County.

Also being the same property conveyed to Thomas G. King and Rebecca King, husband and wife, by deed dated 02/25/2015, from Peggy J. Shreeve Hagar, unmarried, of record in Instrument No. 20150302-0017705, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4413 Juneau Drive, Nashville, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 17th day of June, 2022.

Alexandra G Reynolds
Alexandra G. Reynolds

STATE OF TENNESSEE
COUNTY OF Williamson

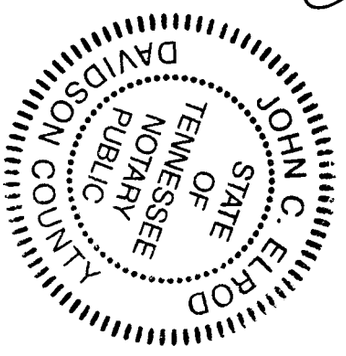
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alexandra G. Reynolds,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2022.

My commission expires:

7/9/2024

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 06/17/2022.

Affiant Signature

06/30/2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 30th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202207010076322