Karen Johnson Davidson County
Batch# 892128 DEEDWARR
07/21/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220721-0083702

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2022.

Notary Public
My commission expires:
7-22-25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ella Kate Rutledge	**Southern Bank of**	**129150A14900CO**
21 Vaughns Gap Rd Apt J149	**675 N Mount Juliet Rd**	
Nashville, TN 37205	**Mount Juliet, TN 37122**	

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 21 Vaughns Gap Rd J149 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ella K. Rutledge, an unmarried 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 149, of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property. together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed unto Brandon Adams,Trustee of The 21 Vaughns Gap Rd J149 Trust, by Warranty Deed from Cary Miller, unmarried, dated March 10, 2022, of record in Instrument No. 20220321-0032316, Register's Office of Davidson County, Tennessee.

Previously being the same property conveyed to Cary Miller, by Warranty Deed from Margo Fortney, dated August 16, 2004, of record in Instrument No. 20040824-0102245, as re-recorded in Instrument No. 20050914 0110784, as further re-recorded in Instrument No. 20050919-0112281, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 21 Vaughns Gap Rd Apt J149, Nashville, TN 37205.

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.

_____ Date: 7-20-22

The 21 Vaughns Gap Rd J149 Trust
By: Brandon Adams
It's: Trustee

STATE OF ~~Davidson~~ KY Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 21 Vaughns Gap Rd J149 Trust and that he is authorized by The 21 Vaughns Gap Rd J149 Trust to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of July, 2022.

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7-22-25

Certificate of Authenticity

I, Kathryn McCracken, 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 7-20-22.
Date

Affiant Signature

7-20-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of July, 2022.

Notary's Signature
My Commission Expires: 7-22-25

Notary's Seal (if on paper)

