Name and Address of New Owner:
Luke Wayne Rice
106 Swanton Court
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 904360 DEEDWARR
08/17/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20220817-0093126

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 026-06-0-106.00

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, **Collin Ruth and Kaeli-Anne Ruth, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Luke Wayne Rice, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 287 on the Plan of Subdivision of Windsor Green, Phase II-Section II of record in Plat Book 6900, Page 549, 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 Collin Michael Ruth and Kaeli-Anne Moriah Ruth, husband and wife, by Warranty Deed, recorded on October 22, 2018, of record in Instrument No. 20181022-0104696, Register's Office for Davidson County, TN.

This is improved property known as 106 Swanton Ct., Goodlettsville, TN 37072.

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 15th day of August, 2022.

(SEAL)
Collin Michael Ruth

(SEAL)
Kaeli-Anne Moriah Ruth

STATE OF TEXAS
COUNTY OF BEXAR

On this 15th day of August, 2022, before me personally appeared Collin Michael Ruth and Kaeli-Anne Moriah Ruth, 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 15th day of August, 2022.

Notary Signature
My commission expires: 09/02/2024

OLIVIA CALDERON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires Sep. 2, 2024
Notary I.D. 130807590

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 $413,000.00, 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
15th day of August, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-5025-RS

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

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/15/22 (date of document).

Affiant Signature

8/15/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL:

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