Karen Johnson Davidson County
Batch# 921219 DEEDWARR
09/26/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220926-0106045

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220800237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Takele F.Tollera and Konise T. Derra **1645 Robindale Drive** **Hermitage, TN 37076**	New owner	098-06-0A-233.00 CO

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,

Robert J. Rutzky and Charles B. Rutzky, devisees of the Estate of Hollie Ann Krex and Robert J. Rutzky, Executor of the Estate of Hollie Ann Krex

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

Takele F. Tollera and Konise T. Derra, Husband and Wife

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:

LAND in Davidson County, Tennessee, being Lot No. 210 on the Final Plat of Phase Two, Section "C", Bridgewater, of record in Instrument Number 200706140071360, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Hollie Krex, unmarried, by Warranty Deed from Michael T. Woods, dated 3/31/2020 and recorded 4/2/2020 in Instrument Number 20200402-0035693, Register's Office for Davidson County, Tennessee. The said Hollie Krex (aka Hollie Ann Krex) died testate on March 11, 2022. Pursuant to Order Opening Estate filed 7/28/2022 in Docket No. 22P879 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Robert J. Rutzky was appointed as Executor. According to her Last Will and Testament, she devised her estate in equal shares to her two children, Robert J. Rutzky and Charles B. Rutzky.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1645 Robindale Drive, Hermitage, 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 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 our hands this 23rd day of September, 2022.

Estate of Hollie Ann Krex

Robert J. Rutzky

Charles B. Rutzky

Estate of Hollie Ann Krex

Robert J. Rutzky, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Rutzky and Charles B. Rutzky, devisees of the Estate of Hollie Ann Krex the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2022.

Commission Expires: 11/22/25

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert J. Rutzky with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor of the Estate of Hollie Ann Krex the within named bargainor, and that he as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing for the Estate of Hollie Ann Krex by the said Robert J. Rutzky as such Executor.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of September, 2022.

Commission Expires: 11/22/25

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/23/22 (date of document).

Affiant Signature

9/23/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of Sept, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212