Karen Johnson Davidson County
Batch# 945238 DEEDWARR
11/28/2022 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221128-0124716

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 28th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2025
(AFFIX SEAL)

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-04301

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marvin R. Leon Avalos 45 Benzing Rd Antioch, TN 37013	New Owner	162-08-0-022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen P. Ruff and wife, Vavolyn Ruff**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marvin R. Leon Avalos, an Unmarried Man**, hereinafter called the Grantees, their successors 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. 47 on the Plan of Antioch Park, Section 1 of record in Book 3600, Page 96, 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 Stephen P. Ruff and wife, Vavolyn Ruff by Warranty Deed from Evelyn M. Hedge, Trustee, U/A/D April 25, 1995 of record in Instrument No. 20060110-0003508 Register's Office for Davidson County, Tennessee, dated January 04, 2006 and recorded on January 10, 2006. (Value of consideration shown in aforementioned deed $95,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 45 Benzing Rd, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 22nd day of November, 2022

Stephen P. Ruff

Vavolyn Ruff

Vavolyn Ruff

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen P. Ruff and Vavolyn Ruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at 3320 Wolf Creek Ln, SW, Georgia, this 22nd day of November, 2022.

Notary Public

My Commission Expires: October 25, 2024

APRIL DABNEY FROE
NOTARY
EXPIRES
GEORGIA
OCTOBER 25, 2024
PUBLIC
FULTON COUNTY

Certificate of Authenticity

I, Mark Dhaeton, 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 11/22/22.

Date

Affiant Signature

11/22/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of November, 2022.

Notary's Signature

My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023