Karen Johnson Davidson County
Batch# 955471 DEEDWARR
12/28/2022 10:04:17 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20221228-0133009

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

STATE OF TENNESSEE
COUNTY OF Willia

Actual consideration or v
greater is $380,000.00.

Affiant

Subscribed and sworn before me this the
20 day of December, 2022.

Notary Public
My commission expires: 9-6-24

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zachary Rutland and Jenny Rutland	Churchill Mortgage Corporation	119-14-0 268.00
212 Radnor St.	1749 Mallory lane, Suite 100	
Nashville, TN 37211	Brentwood, TN 37027	

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, GABRIEL ANDERSON AND SARAH ANDERSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ZACHARY RUTLAND AND JENNY RUTLAND, HUSBAND AND WIFE, 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. 45, Pleasant View Subdivision of Mrs. McComb's Property, as shown on plat of record in Plat Book 421, Page 134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gabriel Anderson and Sarah Anderson, husband and wife, by deed dated 04/10/2014, from Ashley Couse and husband, Michael Couse, of record in Instrument No. 20140414-0030845, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 212 Radnor St., Nashville, TN 37211.

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 20 day of December, 2022.

Gabriel Anderson

Sarah Anderson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gabriel Anderson and Sarah Anderson, 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 20 day of December, 2022.

My commission expires: 9/21/26

Notary Public

