Karen Johnson Davidson County
Batch# 964662 DEEDWARR
01/26/2023 01:25:30 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20230126-0006018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Linda M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2023.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-15754NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James Ruder and Carine Ruder	James Ruder and Carine Ruder	081-12-0B-543.00-CO
(NAME)	(NAME)	
5886 Amber Ridge Drive	5886 Amber Ridge Drive	
(ADDRESS)	(ADDRESS)	
Castle Pines CO 80108	Castle Pines CO 80108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety-Five Thousand And No/100 Dollars ($595,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CLAYTON MITCHELL AND CARRIE MITCHELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RUDER AND CARINE RUDER, 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. TH-6 ON THE PLAN OF WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20070117-0006776, AMENDED IN INSTRUMENT NO. 20071220-0146056 20080118-0006036, 20080211-0013846, 20110609-004280 AND 20110713-0053571, 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 Clayton Mitchell, unmarried by Warranty Deed dated 07/29/2013 from Michael J. Madzin, unmarried, of record in Instrument Number 20130806-0082232, Register's Office for Davidson County, Tennessee.

The said Carrie Mitchell joins in this conveyance to convey any and all interest that she may have, particularly any marital interest.

unimproved ☐
This is improved ☒ property, known as 1352 Rosa L. Parks Boulevard, Unit 405, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of January 2023.
E-signed by Clayton Mitchell on January 25, 2023 at 10:04 AM CST

Clayton Mitchell
2023-01-25

E-signed by Carrie Mitchell on January 25, 2023 at 10:04 AM CST

Carrie Mitchell

2023-01-25

STATE OF TENNESSEE

COUNTY OF Williamson

On this 25th day of January, 2023, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication, Clayton Mitchell and Carrie Mitchell,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC _____ My Commission Expires: _____

E-signed by Andrew Maloney on January 25, 2023 10:05 AM CST
ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026
Notarized remotely via audio/video communication

Aug. 03, 2026

I, Andy Maloney, 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 1/25/2023 (date of document).

Affiant Signature
Date 1/25/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 25 day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY