WARRANTY DEED

Karen Johnson Davidson County
Batch# 972931 **DEEDWARR**
02/22/2023 10:46:39 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20230222-0012472

File #22-PA-0810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Ellen Mallernee Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-13-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FRANCES RUDY DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Camey Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellen Mallernee Barnes	**New Owner**	
(NAME)	(NAME)	**044 15 0 141.00**
810 Lawrence Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON G. RUGGLES, A MARRIED PERSON AND KELTIE KNIGHT, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLEN MALLERNEE BARNES, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 275, on the Plan of Section A, Village of Old Hickory, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason G. Ruggles and Keltie Knight, as tenants in common with rights of survivorship, by Warranty Deed from Kimberly A. Daft and Thomas D. Daft, wife and husband, of record in Instrument No. 20200610-0059490, in the Register's Office of Davidson County, Tennessee, dated May 29, 2020 and recorded on June 10, 2020.

Nicole Schuman joins in this conveyance as spouse of Jason G. Ruggles, to convey any and all marital insterest she may have in the property.

The above-referenced property is not the marital residence of Keltie Knight or Grantor's spouse as contemplated by T.C.A. 26-2-301, et seq., or other similar law.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section A, Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 68.

*Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1714, Page 569.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **810 Lawrence Street, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th day of February, 2023.

Jason G. Ruggles

Nicole Schuman

Keltie Knight by J. R., attorney in fact

Keltie Knight by Jason G. Ruggles, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, before me personally appeared Jason G. Ruggles, 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 17th day of February, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, before me personally appeared Nicole Schuman, 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 17th day of February, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, personally appeared Jason G Ruggles, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Keltie Knight, and acknowledged that he executed the same as the free act and deed of the said Keltie Knight.

Witness my hand, at office, this 17th day of February, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: Y-BNE-22-801