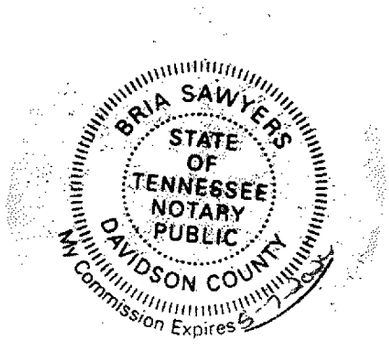
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20152-MC

Karen Johnson Davidson County
Batch# 974978 DEEDWARR
02/28/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,396.60
20230228-0014111

STATE OF TENNESSEE
COUNTY OF Davidson



The actual consideration or value, whichever is greater, for this transfer is $918,000.00.

Affiant

Subscribed and sworn to before me, this the 24 day of February, 2023.

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher J. Ruga and Kimberlee J. Ruga 133 Dekewood Drive Old Hickory, TN 37138	Mortgage Investors Group 8320 East Walker Springs Lane 200 Knoxville, TN 37923	064 01 0 057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gary L. Patton and Jeffrey M. Condo, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher J. Ruga and Kimberlee J. Ruga, married**, hereinafter called the Grantee(s), his/her/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. 41 on the Plan of Brandywine Place Subdivision, of record in Plat Book 6250, Pages 327 and 328, of the Register's Office for said County, to which plan reference is hereby made for more complete and detailed description of said lot.

Being the same property conveyed to Jeffrey M. Condo and Gary L. Patton, a married couple, by Warranty Deed from Pat S. Eatherly, widow, of record in Instrument No. 20170814-0083117, in the Register's Office of Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

This is ☒ improved or ☐ unimproved property located at: **133 Dekewood Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2023.

GRANTOR:

Gary L. Patton

Jeffrey M. Condo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gary L. Patton and Jeffrey M. Condo**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

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- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/24/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/24/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

