PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 985551 DEEDWARR
03/28/2023 10:30:49 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20230328-0022407

Ivey Title, LLC Ref: (DL) Title No.: 62961

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda W. Ruhf Revocable Trust dated December 6, 2016 310 South Wilson Boulevard Nashville, TN 37205	New Owner

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

TAX MAP PARCEL NUMBERS: 10316010800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$790,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norma Jean Steinkerchner**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda W. Ruhf, Trustee of the Linda W. Ruhf Revocable Trust dated December 6, 2016** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Nashville, Davidson County, Tennessee, being the northerly part of Lot No. 1 on the Map of Abraham's Subdivision of Lot No. 22 of Block "L", Whitland Realty Company's Subdivision, of record in Book 547, page 87, Register's Office for said County, described as follows:

Beginning at a point at the southwest intersection of Rolland Road and Wilson Boulevard; thence with the easterly margin of Wilson Boulevard southerly 133 feet to a point; thence easterly 162.4 feet to a point in the line between Lots 1 and 2; thence with the line between said Lots northerly 94 feet 4 inches to the southerly margin of Rolland Road; thence with the margin of said Road, westerly, as measured along the margin of said Road, 200 feet to the beginning.

Being the same property conveyed to Norma J. Steinkerchner by Warranty Deed from Richard O. Quill, Jr. and wife, Gloria B. Quill, dated May 10, 1979 and recorded on May 11, 1979, of record in Book 5434, page 656, Register's Office for Davidson County, Tennessee. Raymond E. Steinkerchner was appointed as Conservator for Norma Jean Steinkerchner and was issued Letters of Conservatorship in Docket No. 22P792 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 87, said Register's Office.

This instrument is executed on behalf of Norma Jean Steinkerchner by Raymond E. Steinkerchner as Conservator, pursuant to Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P792, entered February 10, 2023.

Raymond E. Steinkerchner, spouse of Norma Jean Steinkerchner, individually, joins in execution of this instrument in order to convey any marital interest he may have in the subject property.

This is improved property, known as 310 South Wilson Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgment.

Norma Jean Steinkerchner
by Raymond E. Steinkerchner Conservator
Norma Jean Steinkerchner
By: Raymond E. Steinkerchner, Conservator

Raymond E. Steinkerchner
Raymond E. Steinkerchner

State of FLORIDA

County of OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Raymond E. Steinkerchner** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Norma Jean Steinkerchner**, as Conservator, pursuant to an order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P792, entered February 10, 2023.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of March, 2023.

Notary

My Commission Expires: 02/16/2026

Notary Public State of Florida
Carol Ann Oliver
My Commission
HH 229948
Exp. 2/16/2026

State of FLORIDA

County of OKALOOSA

On this 23 day of March, 2023 before me the undersigned authority, personally appeared **Raymond E. Steinkerchner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 02/16/2026

Notary Public State of Florida
Carol Ann Oliver
My Commission
HH 229948
Exp. 2/16/2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $790,000.00.

Affiant

Sworn and subscribed before me this 27 day of March, 2023.

Notary

My Commission Expires: 1-9-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE