WARRANTY DEED

Karen Johnson Davidson County
Batch# 996831 DEEDWARR
04/27/2023 09 28 09 AM 2 pgs
Fees $13 00 Taxes $2,717 65

20230427-0030946

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No RES-23-1206

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $734,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gino Ruta and McKenna Ruta		083 02 0O 001.00 CO
(NAME) 1206 Chapel Avenue Nashville, TN 37206	(NAME) NEW OWNER	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES P. RALEY, JR., AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GINO RUTA AND MCKENNA RUTA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, established pursuant to the Declaration of Covenants, Conditions and Restrictions for 1206 Chapel Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No 20160106-0001201, subject to First Amendment recorded in Instrument No. 20170508-0045484, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description

Being the same property conveyed to James P. Raley, Jr., Single Man, by Warranty Deed from Chapel Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20170913-0093634, in the Register's Office of Davidson County, Tennessee, dated September 12, 2017 and recorded on September 13, 2017

THIS CONVEYANCE IS SUBJECT TO. 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record, 3) All easements of record, 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations.

This is **improved** property, known as 1206 Chapel Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 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 25th day of April, 2023.

James P Raley, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2023, before me personally appeared James P Raley, Jr , 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 25th day of April, 2023

Notary Signature
My commission expires 10/20/2026

