Karen Johnson Davidson County
Batch# 1002658 DEEDWARR
05/12/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230512-0035649

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-16-2025 (AFFIX SEAL)

G-VRES-23-214

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexa Marie Hoffman and John Michael Alday, III	**New Owner**	
(NAME)	(NAME)	**082-07-0-252.00**
214 Berry St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **SARAH L. VAN ARSDAL AND JOHN-PAUL RUGGIERI, HUSABND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXA MARIE HOFFMAN, AN UNMARRIED WOMAN AND JOHN MICHAEL ALDAY, III, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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:

Situated in Davidson County, Tennessee and being the Westerly 33 1/3 feet of Lot No. 126 on the Plan of the unrecorded portion of John W. Bryan's Addition to Edgefield, now East Nashville, described as follows:

Beginning at a point on the Southerly margin of Berry Street 450 feet from the Southwest intersection of said Street and Meridian Street (erroneously referred to as Meaeidian Street in the Deed of Trust recorded as Instrument No. 20001108-0110953, in Davidson County Register's Office), being the Northeast corner of the property conveyed to R.J. Conner, Jr. by deed from James W. Sullivan, et al, of record in Book 2540, page 95, Register's Office for Davidson County, Tennessee; thence, with said Conner's Easterly boundary line, being Lot No. 127 on said plan, Southerly 165 feet to an alley; thence, with same Easterly 33 1/3 feet to the Southwest corner of the property conveyed to Ethel L. Sullivan by Deed of record in Book 1560, page 537, and Book 3128, page 68, said Register's Office; thence with said Sullivan's Westerly boundary line Northerly 165 feet to the Southerly margin of said Berry Street; thence with same Westerly 33 1/3 feet to the beginning.

Being the same property conveyed to Sarah L. Van Arsdal, an unmarried woman by Warranty deed from Brandy Renee Daniels, a single person of record in Instrument No. 20180622-0060611 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 22, 2018.

The said Sarah L. Van Arsdal having since married. John-Paul Ruggieri joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Berry St, Nashville, Tennessee 37207**.

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 12 DAY OF MAY, 2023.

Sarah L. Van Arsdal

John-Paul Ruggieri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH L. VAN ARSDAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN-PAUL RUGGIERI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/12/2023.

Date

Affiant Signature

5/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025