Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1891

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2023

Notary Public

Commission Expires: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark J. Ranft and Jill H. Ranft 1156 Chickadee Circle Hermitage, TN 37076	Mark J. Ranft and Jill H. Ranft 1156 Chickadee Circle Hermitage, TN 37076	098-06-0B-112-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ruth E. Dunlavy, Trustee of the Richard L. and Ruth E. Dunlavy Revocable Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark J. Ranft and Jill H. Ranft, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 124-D-A, on the Plan of Final Plat of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument No. 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20051122-0141076 and as shown on plat of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Dunlavy and Ruth E. Dunlavy, Co-Trustees of the

Karen Johnson Davidson County
Batch# 1011308 DEEDWARR
06/05/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230605-0042604

Richard L. and Ruth E. Dunlavy Revocable Trust by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20140711-0061218 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 11, 2014.

Richard L. Dunlavy having since passed away on October 20, 2020

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1156 Chickadee Circle, Hermitage, TN 37076

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 so 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. 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.

Dated this the 5th day of June, 2023.

Richard L. and Ruth E. Dunlavy Revocable Trust dated August 26, 2011

By: _____
Ruth E. Dunlavy, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2023, before me personally appeared Ruth E. Dunlavy, Trustee of Richard L. and Ruth E. Dunlavy Revocable Trust dated August 26, 2011, 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 5th day of June, 2023.

_____
Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kinkra Spann, 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 06/05/2023.

Date

Affiant Signature

06/05/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of June, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY