Karen Johnson Davidson County
Batch# 1037073 DEEDWARR
08/10/2023 12 57 10 PM 2 pgs
Fees $13 00 Taxes $6,290 00
20230810-0062120

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*

Ivey Title, LLC Ref. (DW) Title No.: 63202
Dav Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly Rutledge Jess Rutledge 78 St. Mellion Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 158040A09300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Saunders Ryan and Dennis Ralph Ryan, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly Rutledge and Jess Rutledge, wife and husband,** 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 Davidson County, Tennessee, being Lot No 92 on the Plan of Final Plat Lots 90 & 92 for Otter Wood Section Two, of record in Instrument No 20090305-0019829, Register's Office for said County, to which plan reference is hereby made for a more complete description Together with, as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, corrected in Book 7942, page 678, said Register's Office

Being the same property conveyed to Deborah L. Saunders, by Warranty Deed from Otter Wood, Ltd, a Tennessee limited partnership, dated November 10, 1987 and recorded on November 20, 1987, of record in Book 7408, page 242, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated February 20, 1990, recorded February 26, 1990, of record in Book 8051, page 982, said Register's Office, subject property was conveyed to Deborah Saunders Ryan and husband Dennis Ralph Ryan, and being the same property conveyed to Deborah Saunders Ryan and husband, Dennis Ralph Ryan, by Warranty Deed from Marc Barclay and wife, Krissa Barclay, dated May 11, 2009, recorded May 13, 2009, of record in Instrument No. 20090513-0044127, said Register's Office

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan of record in Instrument No. 20090305-0019829, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483 and Book 8762, page 199, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars Charter of Otterwood Homeowners Association of record in Book 7292, page 315, said Register's Office All Matters shown on Book 6900, page 598-602, said Register's Office Easements to Piedmont Natural Gas of record in Instrument No. 20130129-0009256, Instrument No 20130129-0009259, and Instrument No 20130129-0009299, said Register's Office.

This is improved property, known as 78 St. Mellion, Nashville, TN 37215

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

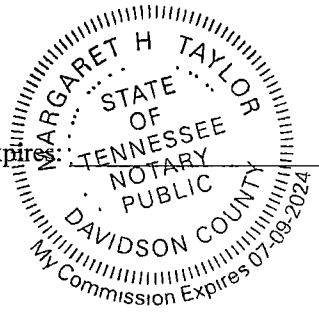
WITNESS THE EXECUTION HEREOF this 8th day of August, 2023.

Deborah Saunders Ryan **Dennis Ralph Ryan**

State of Tennessee

County of Davidson

On this 8th day of August, 2023, before me the undersigned authority, personally appeared Deborah Saunders Ryan and Dennis Ralph Ryan, 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:

State of Tennessee

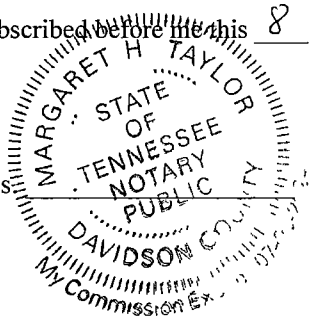
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00

Affiant

Sworn and subscribed before me this 8 day of August, 2023



Notary

My Commission Expires: