WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-24-2024

(AFFIX SEAL)

Jennifer Harris State Of Tennessee Notary Public County of Rutherford

DM-RRE-23-4712

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)
Schuyler Maxwell Ritter	NEW OWNER	
(NAME)	(NAME)	**091 11 0 078.00**
4712 Illinois Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ALLEN R. RODGERS, JR. AND ALISON L. RODGERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCHUYLER MAXWELL RITTER,** 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:

Land in Davidson County, Tennessee, Being Lot 623, Block 106, on the No. 1 plan of west Nashville, as shown on plat of record in Plat Book 57, Pages 74-75, in the Register's office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Allen R. Rodgers, Jr., and Alison L. Rodgers, husband and wife, by Quitclaim Deed from Allen R. Rodgers, Jr., married, of record in Instrument No. 20140129-0008118, in the Register's Office of Davidson County, Tennessee, dated January 27, 2014 and recorded on January 29, 2014.

Being the same property conveyed to Allen R. Rodgers, Jr., by Warranty Deed from Dana Ballinger and Husband, Robert Patrick Ballinger and Dewanna Davis and Husband, Bilbo Davis, of record in Instrument No. 20060508-0053556, in the Register's Office of Davidson County, Tennessee, dated April 27, 2006 and recorded on May 08, 2006.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1, plan of west Nashville, as recorded in Plat Book 57, Page(s) 74-75.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4712 Illinois Ave, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch# 1041930 DEEDWARR
08/23/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230823-0066005

Witness my/our hand(s) this the 23 DAY OF AUGUST, 2023.

Allen R. Rodgers, Jr.

Alison L. Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN R. RODGERS, JR., 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 23rd of August, 2023.

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON L. RODGERS, 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 23rd of August, 2023.

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Jennifer Harris, 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 8.23.2023 (date of document).

Affiant Signature

8.23.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2023.

Richelle B. Montgomery
Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

