This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1984-MC

Karen Johnson Davidson County
Batch# 1044077 DEEDWARR
08/29/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20230829-0067737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 28th day of August, 2023.

Notary Public
My Commission Expires: 8-10-2027

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Kelly Liken and Molly Booker<br>402 Rudolph Avenue<br>Nashville, TN 37206 | NEW OWNER | 083 10 0 024.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Michael Ronk and Allison Ronk, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kelly Liken, an unmarried person, and Molly Booker, an unmarried person, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 234, Northerly 15 feet of Lot No. 233 and the Southerly 10 feet of Lot No. 235, on the Plan of Mc Ewen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 234 and parts of Lots Nos. 233 and 235 the Northerly front together 55 feet on the Westerly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Matthew Michael Ronk and Allison Ronk, husband and wife, by Warranty Deed from Michael W. Sorrels and Whitney L. Sorrels, husband and wife, of record in Instrument No. 20220617-0069732, in the Register's Office of Davidson County, Tennessee, dated June 10, 2022, and recorded on June 17, 2022. Further being the same property conveyed to Michael W. Sorrels and Whitney L. Sorrels, husband and wife, by General Warranty Deed from Michael W. Sorrels who acquired title as Michaels W. Sorrels and Whitney L. Sorrels, husband and wife, of record in Instrument No. 20201102-0127702, in the Register's Office of Davidson County, Tennessee, dated October 14, 2020, and recorded on November 02, 2020.

This is ☒ improved or ☐ unimproved property located at: **402 Rudolph Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 28th day of August, 2023.

**GRANTOR:**

Matthew Michael Ronk

**Matthew Michael Ronk**

Allison Ronk

**Allison Ronk**

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew Michael Ronk and Allison Ronk**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of August, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26



202308290067737

**True Copy Certification**

I, **Tonya Cherry,** 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 this the 28 day of August, 2023.

Affiant Signature
Date 8-28-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON