Karen Johnson Davidson County
Batch# 1053859 DEEDWARR
09/25/2023 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20230925-0075266

Name and Address of New Owner:
Ruby A. Schiavone and David Raffaeka Schiavone
208 Indian Summer Court
Nashville, TN 37207

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23030331

Map and Parcel: 032 09 0B 032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rutherford Contractors Group, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ruby A. Schiavone and David Raffaele Schiavone, wife and husband, as joint tenants**, 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:

Land in Davidson County, Tennessee, being Lot Number 47, Subdivision of Quail Ridge, Phase Two - Section Seven, of record in Instrument No. 20061218-0155910, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rutherford Contractors Group, LLC, a Tennessee limited liability company by Warranty Deed from Allison Patton, single, of record in Instrument No. 20210315-0033791, of the Register's Office of Davidson County, Tennessee, dated March 12, 2021, and recorded March 15, 2021, and Affidavit of Scrivener's Error of record in Instrument No. 20230823-0065811, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes and assessments for the year 2023 and subsequent years, not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Quail Ridge, Phase Two - Section Seven, as recorded in Instrument No. 20061218-0155910; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6969, Page 70 and Instrument No. 20050920-0113100; HOA Charter of record in Instrument No. 20050920-0113101; By-Laws of Quail Ridge, Section 7 of record in Instrument No. 20050920-0113102; Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040902-0106431; Quitclaim Deed for common area to HOA of record in Instrument No. 20070514-0057000; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 208 Indian Summer Court, Nashville, TN 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 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 assigns, 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.

WITNESS our hand this 22nd day of September, 2023.

Rutherford Contractors Group, LLC

BY: _____
Howard Anthony White

BY: _____
Noreen Cohen-White

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Howard Anthony White and Noreen Cohen-White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of Rutherford Contractors Group, LLC and that they are such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

Witness my hand and seal this 22 day of September, 2023.

_____
Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of September, 2023.

Notary Public
My Commission Expires: 1/11/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Friedel, 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 September, 22, 2023.

Custodian's Signature

9.25.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of September, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON