Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 1076642 DEEDWARR
11/30/2023 09:24:37 AM 2 pgs
Fees: $13.00 Taxes: $3,552.65

20231130-0092414

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63338
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ashley M. Detherage Nicholas Francis Bruno 3493 Ruland Place Nashville, TN 37215	New owner

TAX MAP PARCEL NUMBERS: 11705019400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$960,175.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Justin Sauer and Rhandee Gortney Sauer, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley M. Detherage and Nicholas Francis Bruno, 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. 14 of Block C on the Plan of Life & Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Book 843, page 102, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Justin Sauer and Rhandee Sauer, husband and wife, by Warranty Deed from Hidden Valley Development, LLC, a Tennessee Limited Liability Company, dated December 28, 2017 and recorded on December 29, 2017, of record in Inst. No. 20171229-0132456, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 1, 2020, recorded April 29, 2020, of record in Inst. No. 20200429-0044559, said Register's Office, subject property was conveyed to David Justin Sauer and Rhandee Gortney Sauer, husband and wife.

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

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 102, said Register's Office.

This is improved property, known as 3493 Ruland Place, 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 29th day of November, 2023.

David Justin Sauer

Rhandee Gortney Sauer

State of Tennessee

County of Davidson

On this 29th day of November, 2023, before me the undersigned authority, personally appeared David Justin Sauer and Rhandee Gortney Sauer, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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: $960,175.00.

Affiant

Sworn and subscribed before me this 29th day of November, 2023.

Notary

My Commission Expires: _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024