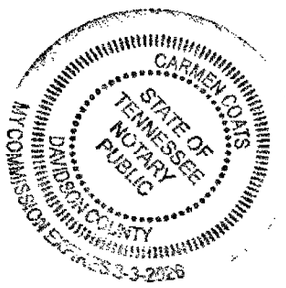
Karen Johnson Davidson County
Batch# 1082662 DEEDWARR
12/15/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,176.56
20231215-0097027

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,128,800.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael J. Rus, II and Alexandra Freeman	NEW OWNER	083-09-0-022.00
3240 Towne Hill Road		
East Montpelier, VT 05651		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL T. DALTON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. RUS, II AND ALEXANDRA FREEMAN, HUSBAND AND WIFE**, 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. 30 on the Plan of F. O. Beasley's Subdivision of Block C, Douglass Place of record in **Plat Book 2, Page 66, Chancery Court** at Nashville, Tennessee, to which Plan reference **is hereby made for a more complete** description of the property.

Being the same property conveyed to Kevin Dalton **and Rachel Dalton by Warranty Deed** from Shaikh Amjad Habib, Trustee, S. A. Habib Revocable Living Trust Agreement, dated January 19, 2011, of record in Instrument No. 20191106-0114755 **Register's Office** for Davidson County, Tennessee, dated November 01, **2019 and recorded on November 06,** 2019.

Being the same property conveyed to Rachel Dalton (a/k/a Rachel Lichele Dalton), by Quitclaim Deed from Kevin Dalton (a/k/a Kevin Brice Dalton) of record in Instrument No. 20221227-0132802 Register's Office for Davidson County, Tennessee, dated December 12, 2022 and recorded on December 27, 2022.

Rachel Dalton (a/k/a Rachel Lichele Dalton) is now known as Rachel T. Dalton.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1303 Ordway Place, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of December, 2023.

Rachel T. Dalton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel T. Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of December, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 14, 2023** (date of document).

Affiant Signature

December 15, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25