This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21460-MC

Karen Johnson Davidson County
Batch# 1091270 DEEDWARR
01/12/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240112-0002808

STATE OF TENNESSEE
COUNTY OF ~~STUART~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

Subscribed and sworn to before me, this the 11th day of January, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Smyrna Villages, LLC 301 Demonbreun Street Unit 912 Nashville, TN 37201.	New Owner	093 06 0A 104.00

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, **Elizabeth M. Rutledge and Terry L. Rutledge, wife and husband** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Smyrna Villages, LLC, a Tennessee Limited Liability Company**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 912 of the Horizontal Property Regime of Encore, A Residential Condominium pursuant to Master Deed for Encore, A Residential Condominium of record as Instrument No. 20080225-0018429 and amended in Instrument No. 20151203-0122000;Instrument No. 20170324-0029048; Instrument No. 20181016-0102535 and Instrument No. 20230731-0058841, the Master Deed for Encore, A Master Condominium of record in Instrument No. 20080225-0018425, amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth M. Rutledge and Terry L. Rutledge, wife and husband, by Warranty Deed from Richard Griffen and wife, Beverly Griffen, of record in Instrument No. 20160309-0022741, in the Register's Office of Davidson County, Tennessee, dated March 01, 2016 and recorded on March 09, 2016.

This is ☒ improved or ☐ unimproved property located at: **301 Demonbreun Street Unit 912, Nashville, TN 37201.**

This conveyance is made subject to 1) Property taxes for the year 2024 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 11th day of January, 2024.

GRANTOR:

Elizabeth Rutledge

Elizabeth M. Rutledge

Terry L Rutledge

Terry L. Rutledge

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elizabeth M. Rutledge and Terry L. Rutledge,** 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 11th day of January, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Tonya Loftin, 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 1/11/2024.

Date

Tonya Loftin
Affiant Signature

January 12, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)