This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2601-MC

Karen Johnson Davidson County
Batch# 1092330 DEEDWARR
01/23/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,692.60
20240123-0003957

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $998,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 18th day of January, 2024.

Notary Public
My Commission Expires: 3-6-2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Clifton Hall and Nancye Hall<br>6009 Cargile Road<br>Nashville, TN 37205 | New Owner | 116 13 0 070.00 |

## 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, **Ricardo Ruiz, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Clifton Hall and Nancye Hall, 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. 25 on the plan of Harding Park, of record in Book 2331, Page 120, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 25 fronts 106 feet on the Southerly side of Cargile Road, and runs back 97.7 feet on the Easterly line and 245 feet on the Westerly line to a dead line in the rear, which is a broken line, measuring 171.4 feet thereon.

Being the same property conveyed to Ricardo Ruiz, a married man, by Warranty Deed from WG Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210615-0080529, in the Register's Office of Davidson County, Tennessee, dated June 10, 2021 and recorded on June 15, 2021.

**Prior Warranty Deed erroneously stated Ricardo Ruiz was a married man. Grantor warranty he has never been married.**

This is ☒ improved or ☐ unimproved property located at: **6009 Cargile Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2024 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 18th day of January, 2024.

**GRANTOR:**

**Ricardo Ruiz**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ricardo Ruiz**, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of January, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26



202401230003957

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/18/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/18/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of January, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

