WARRANTY DEED

Karen Johnson
Batch # 1096720
02/01/2024 10:53:52 AM
Fees: $18.00 Taxes: $884.30

Davidson County
DEEDWARR
3 pgs

20240201-0007109

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Sandra Aud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Aud	Legacy Home Loans d/b/a Steadfast Mortgage	128-13-0A-157.00
(NAME)	(NAME)	
157 Westfield Drive	2 Cadillac Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Michael Glenn Rutter and Karen Suzanne Rutter, Co-Trustees of The Rutter Family Trust, u/a/d 2/5/2008**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sandra Aud**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

unmarried

Land in Davidson County, Tennessee, being Apartment No. 157 of Westfield Condominiums created under Title 66, Section 27-101, at seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771, and amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said amendment to the Master Deed of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, to which reference if hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Michael G. Rutter and wife, Karen S. Rutter by Warranty Deed from Estate of Wilma Hunley, dated 04/11/2013, of record in Instrument No. 20130412-0036201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Glenn Rutter and Karen Suzanne Rutter Cotrustees of The Rutter Family Trust, u/a/d 2/5/2008 by Quitclaim Deed from Michael G. Rutter and wife, Karen S. Rutter, dated 06/15/2016, of record in Instrument No. 20160622-0063730, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 157 Westfield Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2214866
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-157

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of January, 2024.

Rutter Family Trust, u/a/d 2/5/2008

By: *Michael Glenn Rutter, Trustee*
Michael Glenn Rutter, Trustee

By: *Karen Suzanne Rutter, Trustee*
Karen Suzanne Rutter, Trustee

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ St. Johns

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared by means of two-way video and audio conference technology Michael Glenn Rutter and Karen Suzanne Rutter Co-Trustee of The Rutter Family Trust, u/a/d 2/5/2008 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 18th day of January, 2024.

Notary Public: Dawn M Glebe

DAWN M GLEBE
Notary Public - State of Florida
Commission # HH 389110
My Comm. Expires Apr 19, 2027

My Commission Expires: 4/19/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company ~~Tennessee~~ Division
216 ~~Centerview~~ Drive, ~~Suite 360~~
Brentwood, TN 37027

NotaryCam Doc ID: 7cadf452-e084-418d-8639-3a84bdcf09e1

Tennessee Certification of Electronic Document

I, John Gleaves, 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 01/18/2024 (date of document).

Affiant Signature

01/18/2024
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

