Karen Johnson Davidson County
Batch# 1116149 DEEDWARR
03/28/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20240328-0021608

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-4828

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of March, 2024

Notary Public

Commission Expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tara Bowen and Ryan Salvatore 613 Longhunter Ct Nashville, TN 37217	360 Technology Ct Ste 200 Lindon, Utah 84042 Canopy Mortgage	135 08 0A 613.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Marni Rubin, single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tara Bowen and Ryan Salvatore, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Unit 613 on the Plan of Tract No. 19, Nashboro Village Nineteen Condominiums established by Master Deed of record in Book 5333, page 957, Register's Office of said County, and as shown on plat of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Together with an undivided interest in and to the general and/or restricted common areas and facilities of Tract No. 19, Nashboro Village Nineteen Condominiums, as set forth and defined in restrictions of record in Book 4827, page 14, Book 5469, page 840, and Master Deed of record in Book 5333, page 957, said Register's Office, to which reference is

hereby made for particulars.

BEING the same property conveyed by Warranty Deed from Robin Matthews formally known as Robin Rankin and Jonathan Blake Matthews, wife and husband to Marni Rubin, single woman, recorded September 14, 2021, as Instrument No. 20210914-0123030 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 613 Longhunter Court, Nashville, TN 37217

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 so 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. 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.

Dated this the 25th day of March, 2024.

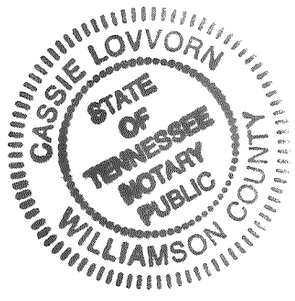
Marni Ruban

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of March, 2024, before me personally appeared Marni Ruban, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of March, 2024.

Notary Signature
My commission expires: 2/17/27



Certificate of Authenticity

I, Jennifer G. Lloyd, 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 March 25, 2024.

Date

Affiant Signature

3/25/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of March, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY