WARRANTY DEED

Karen Johnson
Batch # 1125447
04/22/2024 10:41:09 AM
Fees: $23.00 Taxes: $2,597.40

Davidson County
DEEDWARR
4 pgs

20240422-0028572

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $702,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristopher Plunkett and Katherine Plunkett	New Owners	146 16 0 153.00
(NAME)	(NAME)	
5201 Smartt Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel E. Rudin and Amy P. Rudin, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Kristopher Plunkett and Katherine Plunkett, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 5201 Smartt Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

This instrument is executed on behalf of Amy P. Rudin by virtue of a written Power of Attorney of record in Instrument No 20240422-0028571, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 19th day of April, 2024.

GRANTORS:

Daniel E. Rudin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Daniel E. Rudin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 19 day of April, 2024.

Notary Public

My Commission Expires: 5/9/24



GRANTORS:

Amy P. Rudin by [illegible] AIF

Amy P. Rudin by Daniel E. Rudin, her Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Daniel E. Rudin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he is the attorney-in-fact for Amy P. Rudin, the within named grantor, and being duly authorized, executed foregoing instrument on behalf of said grantor as her attorney-in-fact, for the purposes therein contained.

WITNESS my hand, at office, this 19 day of April, 2024.

[illegible]

Notary Public

My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 904 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, Page 92, Register's Office for said County, Tennessee, being described as follows:

Beginning at a point in the Westerly margin of Smartt Drive, said point being the common corner of lots 904 and 956; thence with the line between said two lots Westwardly 164.2 feet to a point at the common corner of lots 902, 904 and 956; thence Northwardly 168.0 feet to the Southerly margin of Rochelle Drive; thence with the Southerly margin of said Rochelle Drive, Eastwardly 104.2 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, to the right 37.4 feet Southeastwardly to the Westerly margin of Smartt Drive; thence with the Westerly margin of said Smartt Drive, Southwardly 124.5 feet to the point of beginning.

Being the same property conveyed to Daniel E. Rudin and Amy P. Rudin, husband and wife, by Warranty Deed from Thomas Kerr Cassel and Brenda Manuel Cassel, Trustees of The Thomas Kerr and Brenda Manual Cassel Revocable Living Trust dated January 31, 2020, of record in Instrument No. 20220114-0005907, in the Register's Office of Davidson County, Tennessee, dated January 05, 2022, and recorded on January 14, 2022.