# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1127771 DEEDWARR
04/26/2024 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,848.00
20240426-0030372

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/9/27

(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ronald L. Wiener | NEW OWNER | 104-02-4C-045.00 |
| (NAME) | (NAME) | |
| 110 31st Ave N, Unit 607 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (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 **Stephen Daryl Rudd and Selina Rae Rudd, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ronald L. Wiener and Gail S. Wiener, husband and wife**, 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:

Land in Davidson County, Tennessee, Being Unit 607, together with the appurtenant interest in the common elements of THE WEST END, a condominium , a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended Instruments of record as Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No. 20230313-0017700, and Instrument No. 20230313-0017703 Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed. Together with Parking Space Numbers 124 and 125 which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Stephen Daryl Rudd aka Stephen D. Rudd and Selina Rae Rudd aka Selina R. Rudd, Husband and wife by Warranty Deed from Boulous D. Hermina and Mona S. Hermina, husband and wife, dated 08/14/2021, of record in Instrument 20210820-0112916, 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 ☒ 110 31st Ave N, Unit 607, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of April, 2024.

Stephen Daryl Rudd

Selina Rae Rudd

State of Tennessee
County of ~~Rutherford~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Daryl Rudd and Selina Rae Rudd, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of April, 2024.

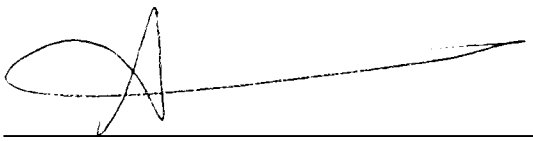
Notary Public: Jennifer A Hoffman
My Commission Expires: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1524 Williams Dr. Suite 202**
**Murfreesboro, TN 37129**

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 26, 2024**.



Affiant Signature — Date: **04/26/2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 26, 2024**.



Notary's Signature

My Commission Expires: 9-21-26




Notary's Seal