Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Jerald Kent Finley, Jr and Jennifer Elizabeth Finley Revocable Inter Vivos Trust
1805 Castleman Drive
Nashville, TN 37215

Send Tax Bills To:

Karen Johnson
Batch # 1141174
05/31/2024 10:48:23 AM
Fees: $18.00 Taxes: $1,406.00

Davidson County
DEEDWARR
3 pgs

20240531-0040454

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081 12 0B 566.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul Carruthers, an unmarried man & Ashley Hyde, an unmarried woman, tenants in common with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jerald Kent Finley, Jr., Trustee and Jennifer Elizabeth Finley, Trustee of Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust dated July 9, 2013**"the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Boiler Unit 302, Werthan lofts IV & Condominiums, as established under master deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, amended in Instrument no. 20071220-0146056, corrected in Instrument No. 20080118-0006036, amended in instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20131230-0130918, in the Register's office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Paul Carruthers, an unmarried man & Ashley Hyde, an unmarried woman, tenants in common with rights of survivorship by Warranty Deed from Christopher Estes, a single person of record as Instrument No. 20220425-0047146 in the Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on April 25, 2022.

Being Parcel No. 081 12 0B 566.00
Being also known as 704 Taylor Street Unit 302, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2024.

_____(SEAL)
Ashley Hyde
Paul Carruthers by Attorney in Fact (SEAL)
Paul Carruthers by Ashley Hyde, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2024, before me personally appeared Ashley Hyde, 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 29th day of May, 2024.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ashley Hyde, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Paul Carruthers the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Paul Carruthers by herself as Attorney in Fact.

Witness my hand, at office, this 29th day of May, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29th day of May, 2024.

Notary Public
My commission expires:
File No. 2024-6838-RS

