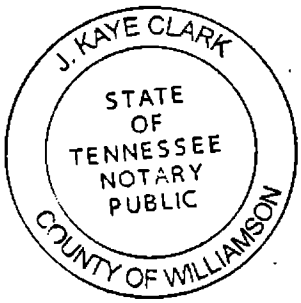


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th day of May, 2024.

NOTARY PUBLIC

My commission expires: 9/30/24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Richard A. Ruiz and Martin Ruiz	New Buyers	148-14-54
(NAME)	(NAME)	
201 Creekside Ct.	201 Creekside Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stephen M. Dowd and Gracie L. Dowd, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Richard A. Ruiz, a married man and Martin Ruiz, a married man, joint tenants with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of BLANCHARD HEIGHTS, as shown by plat of record in Plat Book 2663, Page 62 and 63, in the Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the south margin of Creekside Court at the corner of Lot Nos. 68 and 69; thence with the line between said lots, southeasterly 130 feet to a corner of Lot No. 70, thence with the line between Lot Nos. 69 and 70, northeasterly 129.8 feet to the westerly margin of Creekside Court; thence with the margin of same, northerly 110.87 feet to the beginning of a curve, thence around said curve, northwesterly 38.39 feet to the south margin of Creekside Court; thence with the margin of the same, westerly around a slight curve, 145 feet to the point of beginning.

Being the same property conveyed to Stephen M. Dowd and Gracie L. Dowd, husband and wife, by deed from Jody Derrick, Administrator for the Estate of Barbara Ellen Derrick and Tim Derrick, Administrator for the Estate of Barbara Ellen Derrick, of record in Instrument No. 20080320-0028176, dated March 11, 2008, said Register's Office.

This property is __unimproved _X_improved property known as: 201 Creekside Ct., Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 1141536 DEEDWARR
06/03/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240603-0040985

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of May, 2024.

Stephen M. Dowd

Gracie L. Dowd

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen M. Dowd and Gracie L. Dowd, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 30, 2024.

Affiant Signature

5/30/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

