20240484

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143218 DEEDWARR
06/05/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20240605-0041844

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lorie Ann Rutledge | Lorie Ann Rutledge | 118-01-0H-004.00 |
| (NAME) | (NAME) | |
| 1017 Caruthers Avenue | 2722 Morganfair Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Katy, TX 77450 | |
| (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 Katherine Taylor Drummonds and wife, Kristen Bokhan, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Lorie Ann Rutledge, unmarried, 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 D, Number 1017, as shown on the plan of The Cornerstone at Caruthers, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200705210060485 as amended in Instrument 200804240042110, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and Obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Katherine Taylor Drummonds, a single woman by Warranty Deed from Brent Lee Kennington, an unmarried man, dated 04/12/2021, of record in Instrument No. 20210413-0048979, Register's Office for Davidson County, Tennessee. Kristen Bokhan herein joins to convey any and all right and interest she may have; including but not limited to her marital rights.

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 ☒ 1017 Caruthers Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2341885
Warranty Deed TN

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 29 day of May, 2024.

Katherine Taylor Drummonds

Kristen Bokhan

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Taylor Drummonds, and husband, Kristen Bokhan, 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 29TH day of May, 2024.

Notary Public:
My Commission Expires: 07-07-2027

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 110**
**Hendersonville, TN 37075**

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 5/29/24 (date of document).

Affiant Signature

6/4/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON