THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648087**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2024. Notary Public My Commission Expires: 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1160846 DEEDWARR
07/23/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20240723-0055180

WARRANTY DEED

Address New Owner: Joshua Janes 519 Buchanan Street Nfashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-08-0-431.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey A. Ruff, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Janes, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being the West 37.5 feet of Lot Number 1 8 5, on the Plan of North Nashville Real Estate Company's property, as recorded in Book 21, page 105, in the Register's Office of Davidson County, Tennessee.

Said Lot Number 185 fronts 37.5 feet on the South side of Buchanan Street and runs back between parallel lines along the East margin of 6th Avenue North, formerly High Street, 100 feet to an alley.

Being the same property conveyed to JEFFREY A. RUFF, by deed from AMY K. ROGEN, of record in Instrument No. 20190521-0047648, dated May 17, 2019, said Register's Office.

Jennifer L. Ruff joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 081-08-0-431.00.

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

This is improved property located at 519 Buchanan Street Nfashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2024.

Jeffrey A. Ruff

Jennifer L. Ruff

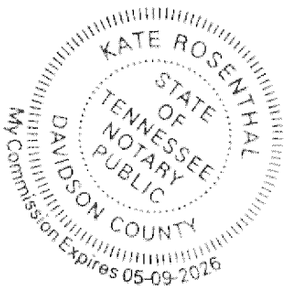
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey A. Ruff and Jennifer L. Ruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2024.

Notary Public

My Commission Expires: _____



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 7/12/24 (date of document).

Affiant Signature

7/22/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON