Karen Johnson Davidson County
Batch# 1170167 DEEDWARR
08/15/2024 08:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240815-0062359

WARRANTY DEED	

Prepared by :
Nance & Simpson, LLP
Attn: Michael W. Adams
2603 Augusta, Suite 1000, Houston, Texas 77057

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S):
Lorie A. Rutledge (Name)	SAME	118-01-0H-004.00
2722 Morganfair Lane (Address)		
Katy, Texas 77450 (City, State, Zip)		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The undersigned, LORIE ANN RUTLEDGE, herein called the Grantor, has granted, bargained, and sold, and by these presents does transfer and convey unto LORIE A. RUTLEDGE, Trustee of the LORIE A. RUTLEDGE REVOCABLE TRUST, under trust agreement dated September 15, 2022, herein called the Grantee, its heirs and assigns, a certain tract or parcel of land 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 Bylaws of the Association of Owners.

Being the same property conveyed to Lorie Ann Rutledge, unmarried, by Warranty Deed from Katherine Taylor Drummonds and wife, Kristen Bokhan, dated May 29, 2024, of record in Instrument No. 20240605-0041844, 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.

TO HAVE AND TO HOLD the said land or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever, and Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and 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.

Recordation Tax: Under Section 67-4-409 (a)(3)(F) of the Tennessee Code, the real estate recordation tax does not apply to this conveyance, as a conveyance to a revocable living trust created by the transferor.

Witness our hands this 8 day of August, 2024.

Lorie Ann Rutledge

Lorie Ann Rutledge

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 8 day of August, 2024, by Lorie Ann Rutledge.

[Seal]

SKY CHEN
Notary Public, State of Texas
Comm. Expires 09-14-2025
Notary ID 133330180

Notary Public, State of Texas

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $880,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lorie Ann Rutledge

Lorie Ann Rutledge, Affiant

Subscribed and sworn to before me this the 8 day of August, 2024.

Notary Public

My commission expires:

09/14/2025

SKY CHEN
Notary Public, State of Texas
Comm. Expires 09-14-2025
Notary ID 133330180

Tennessee Certification of Electronic Document

I, Michael W. Adams, 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 August 8, 2024.

M W Adams

Affiant Signature

08/14/24

Date (Date of Affiant's Signature)

STATE OF TEXAS

COUNTY OF HARRIS

Sworn to and subscribed before me this 14 day of August, 2024.

Lauren A Ramirez

Notary's Signature

MY COMMISSION EXPIRES: 7-07-2027

LAUREN A. RAM
Notary Public, Stat
Comm. Expires (
Notary ID 13

Notary's Seal (if on paper)

LAUREN A. RAMIREZ
Notary Public, State of Texas
Comm. Expires 07-07-2027
Notary ID 134442245