Name and Address of New Owner:
Timothy Ruffin and Oshjehni Adams-Ruffin
3040 Ewingdale Dr.
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1181430 DEEDWARR
09/13/2024 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240913-0070924

Send Tax Bills To:
Steadfast Mortgage
408 Highway 76
White House, TN 37188

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 059 04 0A 016.00CO

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, **Patrick Algee, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Ruffin and Oshjehni J. Adams-Ruffin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot 37 on the plan of Brookview Subdivision, Phase 1, of record in Instrument No. 20050209001510O, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patrick Algee, an unmarried man, their heirs and assigns by Deed dated December 7, 2005 from Centex Homes, a Neveda General Partnership, recorded December 9, 2005, in Instrument Number 20051209014835 7, in the Official Records of Davidson County, Tennessee.

This is improved property, known as 3040 Ewingdale Drive, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5 day of September, 2024.

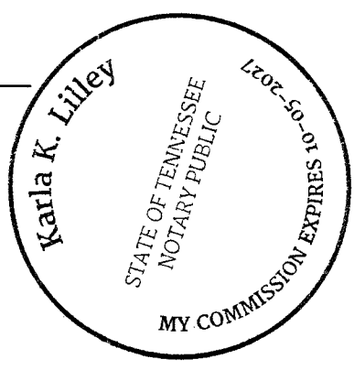
Patrick Algee (SEAL)
Patrick Algee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of September, 2024, before me personally appeared Patrick Algee, 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 5 day of September, 2024.

Lilley
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12 day of September, 2024.

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Signature
My commission expires:

Certificate of Authenticity

I, Joshua A. Terry, 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 9/5/24.

Affiant Signature – Joshua A. Terry

9/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/13/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON