Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua Ruchotzke, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Wilson and Victoria Wilson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 and part of Lot No. 20 on the Plan of Clearview, A Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and 35 to 41 inclusive of Kenner Manor Subdivision, of record in Plat Book 843, Page 8, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the Westerly margin of Estes, formerly Wilson Avenue, at the corner of Lots Nos. 7 and 8; thence with the line between said two lots, Westwardly 95 feet to a point in Lot No. 20; thence Northwardly 73 feet, more or less, to the corner of Lots Nos. 20 and 21; thence with the line between Lots Nos. 7 and 21, Northwardly 13.3 feet more or less to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, Eastwardly 99 feet to the Westerly margin of Estes Avenue; thence with said Avenue, Southwardly 85 feet to the beginning.

Being the same property conveyed to Joshua Ruchotzke and Melanie Gloss by Warranty Deed from William L. Burns, IV and Kaitlin Kyle Burns, Trustees of the Burns Trust dated September 07, 2016 of record in Instrument No. 20201120-0136690 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 20, 2020.

Being the same property conveyed to Joshua Ruchotzke, unmarried by Quitclaim Deed from Melanie Gloss, unmarried of record in Instrument No. 20240715-0053132 Register's Office for Davidson County, Tennessee, dated June 25, 2024 and recorded on July 15, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 613 Estes Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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.

Karen Johnson
Batch # 1182254
09/16/2024 04:01:00 PM
Fees: $13.00 Taxes: $4,819.25

Davidson County
DEEDWARR
2 pgs

20240916-0071552

NEW OWNER:
Samuel Wilson
613 Estes Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
LEGACY HOME LOANS
408 HWY 76
WHITEHOUSE, TN 37188

TAX MAP-PARCEL #:
116-04-0-134.00

WITNESS THE EXECUTION HEREOF this 13th day of August, 2024.

Joshua Ruchotzke

State of Illinois
County of Cook

On this 13th day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua Ruchotzke, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 12-14-2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,302,500.00.**

Affiant

Sworn and subscribed before me on this the 15th day of August, 2024.

Notary Public

My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026