When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23463-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23463-RR

Karen Johnson Davidson County
Batch# 1206650 DEEDWARR
11/19/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20241119-0089715

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $421,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Notary Public
My Commission Expires: 9-21-26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jose R. Ruiz-Quintanilla and Iris Mabel Ruiz<br>204 Sailboat Dr.<br>Nashville, TN 37217 | Guild Mortgage Company<br>1355 Lynnfield Road<br>Memphis, TN 38119 | 136-13-0-071.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas T. Nilsen, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jose R. Ruiz-Quintanilla and Iris Mabel Ruiz, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and 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 Lot No. 553 on the Plan of Section 13, Edge-O-Lake Estates of record in Plat Book 4175, Page 33, in the Register's Office.

Said Lot No. 553 fronts 80.0 feet on the Easterly margin of Sailboat Drive and extends back 150.0 feet on the Southerly line and 149.98 feet on the Northerly line to a dead line in the rear measuring 80.0 feet thereon.

Being the same property conveyed to Thomas T. Nilsen, an single man by Warranty Deed from Brenda K. Stuart, an unmarried woman of record in Instrument No. 20170208-0013318 Register's Office for Davidson County, Tennessee, dated February 07, 2017 and recorded on February 08, 2017.

This is improved property located at: **204 Sailboat Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 8th day of November, 2024.

GRANTOR:

Thomas T. Nilsen

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas T. Nilsen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2024.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/4/2027



202411190089715

- **The text of a certification of an electronic document must be in the following form.**

**I,** Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/8/2024 **(date of document).**

**Affiant Signature**

**Date:** 11/18/2024

**State of** Tennessee

**County of** Williamson

**Sworn to and subscribed before me this** 18th **day of** November **2024.**

**Notary Signature**

**MY COMMISSION EXPIRES:** 1/4/2027

**Notary's Seal (if on paper)**

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY