This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4702-TM

Karen Johnson Davidson County
Batch# 1208003 DEEDWARR
11/22/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20241122-0091574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

The actual consideration or value, whichever is greater, for this transfer is $393,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2024.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Patrick Sherling 204 Wheeler Avenue Nashville, TN 37211	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	133 07 0 050.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Zachary G. Ruehman, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **John Patrick Sherling, an unmarried man** (individually and collectively, "Grantee"), 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. 1 on the Plan of Subdivision of the MARK M. BRATTON PROP. of record in Plat Book 5800, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary G. Ruehman, an unmarried man, by Warranty Deed from Joana Valenca, a single person, of record in Instrument No. 20221122-0123489, in the Register's Office of Davidson County, Tennessee, dated November 15, 2022, and recorded on November 22, 2022.

Being the same property conveyed to Joana Valenca, by Quitclaim Deed from Patrick G. Slusher, of record in Instrument No. 20220421-0046427, in the Register's Office of Davidson County, Tennessee, dated April 11, 2022, and recorded on April 21, 2022.

Being the same property conveyed to Patrick G. Slusher and Joana Valenca, Husband and Wife, by Warranty Deed from Richard F. Feridun, An Unmarried Man, of record in Instrument No. 20170117-0004804, in the Register's Office of Davidson County, Tennessee, dated January 16, 2017, and recorded on January 17, 2017. The said Patrick G. Slusher and Joana Valenca having since divorced and pursuant to the Final Decree of Divorce of record in Docket No. 22D0709, in the Circuit Court for Davidson County, Tennessee.

This is improved property located at: **204 Wheeler Avenue, Nashville, TN 37211.**

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 the 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of 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 21st day of November, 2024.

GRANTOR:

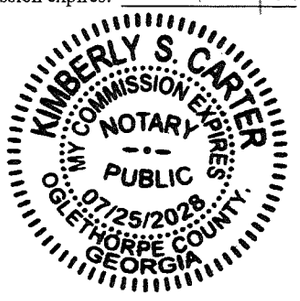
Zachary G. Ruehman

STATE OF GEORGIA
COUNTY OF CLARKE

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

WITNESS my hand and seal at office this 21st day of November, 2024.

Kimberly S Carter
Notary Public
My Commission expires: 7/25/28



True Copy Certification

I, **Tammy Carney,** 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 this the 21st day of November, 2024.

Affiant Signature
Date 11-22-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027