WARRANTY DEED

Karen Johnson Davidson County
Batch # 1208850 DEEDWARR
11/27/2024 11:14:13 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20241127-0092888 75

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 22ND DAY OF NOVEMBER, 2024.

(Affix Seal) Notary Public

My Commission Expires:

STEPHANIE WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-EXIT-24-64

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~
TITLE SOLUTIONS, LLC
201 A Molly Walton
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Rutherford Contractors Group, LLC	Same as New Owner	093.16-0-0199.00
1918 Rolling Creek		
Murfreesboro, TN 37128		

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, I/we, **Kenneth Green and Jerika Green and Shanta Green**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Rutherford Contractors Group, LLC, Tennessee Limited Liability Company,** , hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 3 on the Plan of Emma G. Watson's Plan of record in Plat Book 57, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

A portion of the same property having been conveyed to Jeri L. Green, a Single Woman by Warranty Deed from Affordable Housing Resources, Inc. of record in Instrument No. 20080922-0096576, in the Register's Office for Davidson County, Tennessee, dated September 12,2008 and recorded on September 22, 2008.

Further being the same property conveyed to Jeri L. Green from Affordable Housing Resources, Inc by Quitclaim Deed of record in Instrument Number 20241114-0088994 in the Register's Office for Davidson County, Tennessee.

The said Jeri L. Green having died intestate on January 13, 2023. Her interest in the subject property vested at her death in Kenneth Green, Jerika Green, and Shanta Green, as her surviving heirs at law as evidenced by affidavits of heirship of record in Instrument Numbers 20241127 0092886 and 20241127 0092887 in the Register's Office for Davidson County, Tennessee.

Jeri L. Green a/k/a Gerry Green a/k/a Gerry L. Green a/k/a Gerry Lynn Green

unimproved ☐
This is improved ☑ Property known as: **64 Cannon Street, Nashville, TN 37210**

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, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their 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.

Witness my/our hand(s) this 22 day of Nov, 2024

Kenneth Green
Kenneth Green, Heir

Jerika Green, Heir

Shanta Green, Heir

STATE OF Tennessee

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth Green and Jerika Green, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 22 day of Nov, 2024.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027