WARRANTY DEED

Karen Johnson
Batch # 1253777
03/28/2025 02 43 43 PM
Fees $18 00 Taxes $952 38

Davidson County
DEEDWARR
3 pgs

20250328-0023543

W-CM-25-4037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,400 00

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2025

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Deven Ruiz	**NEW OWNER**	
(NAME)	(NAME)	**150-14-0A-014 00-CO**
820 Sunrise St.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIANNE C. SEIFERT AND NEIL J. SEIFERT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEVEN RUIZ, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No 14, Calumet Phase One, as shown on plat of record in Plat Book 6900, Page 673, 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 Adrianne C Seifert and Neil J Seifert, wife and husband by Warranty Deed from Andre D Howard of record in Instrument No 20131023-0110304 Register's Office for Davidson County, Tennessee, dated October 18, 2013 and recorded on October 23, 2013 The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee
- All matters shown on the Boundary Plan of record in Plat Book 6900, Page 649, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 7566, Page 664, Register's Office for Davidson County, Tennessee
- Charter of Calumet Homeowners Association of record in Book 7572, Page 594 and amended in Book 7682, Page 564, in the Register's Office for Davidson County, Tennessee
- Common Area Conveyance to HOA of record in Book 7570, Page 216, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance for Sanitary Sewer of record in Book 7797, Page 469, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance for Water Mains of record in Book 7797, Page 500, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance of record in Book 8287, Page 15, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4037 Calumet Dr., Antioch, Tennessee 37013**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF MARCH, 2025

Adrianne C Seifert

Neil J Seifert

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIANNE C SEIFERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of March, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL J SEIFERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of March, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 3/27/25.

Date

Affiant Signature

3/27/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)