Karen Johnson Davidson County
Batch# 1262280 DEEDWARR
04/21/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20250421-0029922

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Ruth and Mackenzie Andrews	First Community Mortgage, Inc.	Map: 041-01-0A-089.00CO
(NAME) 5160 Ryan Allen Cir	(NAME) 262 Robert Rose Drive	
(ADDRESS) Whites Creek, TN 37189-5202	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS ($356,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL C. KELLEY AND WIFE, VICKIE KELLEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN RUTH, AN UNMARRIED MAN AND MACKENZIE ANDREWS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 92 on the Plan of Final Plat of Cobblestone Creek, Phase Two - "First Revision" of record in Instrument No. 20060612-0069609, 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 Michael C. Kelley and wife, Vickie Kelley, by deed from Benjamin Holmes, a married man, and Leslie Near (formerly known as Leslie Holmes), a married woman, of record in Instrument No. 20191218-0130600, dated December 11, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20060612-0069609, said Register's Office; (3) Easement to Tennessee Natural Gas Lines, Inc. of record in Book 2493, Page 137, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Instrument No. 20041208-0146324, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20041208-0146323 and Instrument No. 20110916-0072157, in the Register's Office for Davidson County, Tennessee; (6) Storm Water Detention Agreement of record in Instrument No. 20040304-0024829 and Instrument No. 20071119-0135018, in the Register's Office for Davidson County, Tennessee; (7) Rights to Public Cemetery located on property. That part of the premises in question that constitutes a cemetery or burial ground together with any right-of-way or easement to reach the same, are specifically excepted from this policy.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20041208-0146322, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5160 Ryan Allen Cir, Whites Creek, TN 37189-5202
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 17th day of April, 2025.

Michael C. Kelley

Michael C. Kelley

Vickie Kelley

Vickie Kelley

STATE OF TENNESSEE
COUNTY OF HARDIN

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

Witness my hand and official seal this, 17th day of April, 2025.

My Commission Expires: 9-19-2028

Rick Perry

Notary Public

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Certification of Recorded Documents

I, Channing Miles, 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 April 17, 2025.

(AFFIANT) – Channing Miles

04/17/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of April, 2025.

My commission expires: 6/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY