WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,991 01

David E Miller II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1265678
04/29/2025 11 10 55 AM
Fees $13 00 Taxes $2,157 07

Davidson County
DEEDWARR
2 pgs

20250429-0032953

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)
David E. Miller, II	**New Owner** DAVID E MILLER, II	
(NAME)	(NAME)	
111 33rd Ave South Unit #101	111 33rd Ave S. Unit #101	**155-08-0E-075.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, **DON RUCKER AND PAT RYAN, BOTH MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID E. MILLER, II,** 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 52 on the Plan of Final Plat, Resubdivision, Bellevue Highlands, Phase 2 of record in Plat at Instrument No 20010202-0010403, 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 Don Rucker and Pat Ryan, both married by Warranty Deed from Regions Bank of record in Instrument No 20091216-0114446 Register's Office for Davidson County, Tennessee, dated November 25, 2009 and recorded on December 16, 2009

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to
- Taxes for the year 2025 and thereafter, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 955, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat at Instrument No 20010202-0010403, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11592, Page 670 and Instrument No 20101104-0088413, Register's Office for Davidson County, Tennessee
- By-Laws of Bellevue Highlands of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee
- QuitClaim Deed for common areas to Bellevue Highlands Homeowner's Association of record in Instrument Number 20020506-0054929, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Book 11509, Page 615, in the Register's Office for Davidson County, Tennessee
- Common Open Space of record in Instrument Number 20010924-0102911, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **7420 Kreitner Drive, Nashville, Tennessee 37221**

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 23 DAY OF APRIL, 2025

Don Rucker

Pat Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON RUCKER, 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 24th of April, 2025

Notary Public
My Commission Expires
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAT RYAN, 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 24th of April, 2025

Notary Public
My Commission Expires
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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