Karen Johnson Davidson County
Batch# 1269257 DEEDWARR
05/06/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20250506-0035321

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $398,000.00.

Kirsti Vride
Affiant

Subscribed and sworn to before me, this 6th day of May, 2025.

Notary Public

My commission expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Isabel Ruff and Ashley Dols	Penny Mac	**105-11-2D-049.00-CO**
1609 Marshall Hollow Dr #102	3043 Townsgate Rd #200	
Nashville, TN 37203	Westlake Village CA 91361	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stephen Brock Ananian, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Isabel Ruff, an unmarried woman and Ashley Dols, an unmarried woman, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B31-102 on the Plan of Southgate Condos, a Condominium Development, of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20180118-0005186, amended in Instrument No. 20190613-0057134 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 Stephen Brock Ananian, Unmarried by Warranty Deed from CLN, LLC, a Tennessee limited liability company of record in Instrument No. 20201214-0147039 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 14, 2020. This property is not and never has been the marital residence of wife of grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or similar statute.

This is improved property known as **1609 Marshall Hollow Dr #102, Nashville, TN 37203.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of May, 2025.

Stephen Brock Ananian

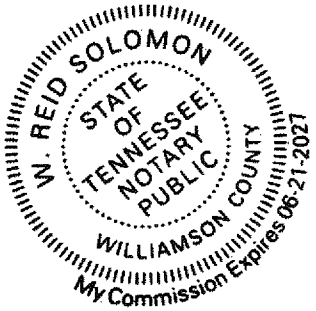
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stephen Brock Ananian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 6th day of May, 2025.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 25-002173-524



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CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 05/06/2025.

Affiant Signature

05/06/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/06/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

