Karen Johnson Davidson County
Batch# 1271803 DEEDWARR
05/12/2025 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250512-0037174

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 12th day of May, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Michael W Rutledge	**New Owner**	**14716017600**
5005 Madeline Dr	**Property Address**	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Zane Preston Scott

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

Michael W Rutledge

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 38, Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David Anthony Hood and wife, Gayla Hood, by Warranty Deed from David A Hood, Doris Alline, Billingsley, Charles Paul West, Kenneth Weldon West, William Eugene West, Mary Carolyn Warnack Parmley, and Larry Wayne West, heirs of the Estate of Mary Helen West, dated October 11, 2001, of record in Instrument No. 20011030-0118313, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 16, 2001, of record in Instrument No. 20011030-0118315, said Register's Office, David Anthony Hood and wife, Gayla Hood conveyed the subject property to David Anthony Hood and William Eugene West, as joint tenant with right of survivorship. By Quitclaim Deed dated August 8, 2006, of record in Instrument No. 20060905-0109322, said Register's Office, David Anthony Hood conveyed the subject property to William Eugene West. William Eugene West died intestate December 15, 2013, leaving Jason Edward West, Brandon Eugene West, and Lance William West as his sole heirs at law. Reference is hereby made for Affidavits of Heirship of record in Instrument No. 20210524-0069781 and Instrument No. 20210524-0069787, said Register's Office. By Quitclaim Deed dated May 8, 2021, of record in Instrument No. 20210614-0079774, said Register's Office, Brandon Eugene West and Lance William West conveyed their interest in subject property to Jason Edward West. Jason Edward West died testate on September 26, 2024. By Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 24P2440, the property hereinabove described was devised to Zane Preston Scott.

Oath is hereby made that the subject property was not the sole primary residence of said Grantor, his spouse, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5005 Madeline Dr, Nashville, TN 37211.

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 in 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.

Zane Preston Scott Date: 5/8/2025
Zane Preston Scott

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Zane Preston Scott, the within named Grantor(s), 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, at office, this 8 day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Katie Smith, 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 5/8/25.

Date

Affiant Signature

5/8/25

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8 day of May, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY