Karen Johnson Davidson County
Batch# 1282064 DEEDWARR
06/06/2025 01:02:30 PM 5 pgs
Fees: $28.00 Taxes: $4,884.00
20250606-0044738

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,320,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn before me this the 6th day of June, 2025.

Notary Public
My commission expires: 3.21.2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carolyn Rambo	New owner	117-15-0-087.00
1631 S. Observatory Dr.		
Nashville, TN 37215		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGUERITE JANE SUTER BECKER, AS TO ONE-HALF (1/2) UNDIVIDED INTEREST AND CAROLYN S. MULLER AND JOY PUTNAM DAHL, TRUSTEES UNDER THE CAROLYN S. MULLER TRUST, DATED JUNE 29, 2009, AS TO ONE-HALF UNDIVIDED INTEREST,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAROLYN RAMBO,** Unmarried,, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 16 on the Plat of Section 1, Green Hills Subdivision as of record in Book 547, Page 128, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to John E. Suter and wife, Marguerite Rychen Suter, by Deed from Rebekah W. Dewitt, a widow, dated 08/02/1940 and recorded 08/08/1940 in Book 1151, Page 318, in the Register's Office of Davidson County, Tennessee.

The said John E. Suter having since died in 1991. The said Marguerite Rychen Suter (also known as Margaret Rychen Suter) having since died testate on November 19, 2013 and her estate was probated under Case No. 13P-2056 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her residual estate to her daughters Marguerite Jane Suter Becker and Carolyn Louise Suter Muller, in equal shares and appointed Marguerite Jane Suter Becker as Executor of her Estate.

The said property being conveyed to Marguerite Jane Suter Becker, as to a one-half (1/2) undivided interest and Carolyn S. Muller and Victor Muller, Trustees under the Carolyn S. Muller Trust, dated June 29, 2009, as to a one-half (1/2) undivided interest.by Quitclaim Deed Marguerite Jane Suter Becker and Carolyn Louise Suter Putnman now known as Carolyn S. Muller, dated June 5, 2025 and filed of record in Instrument No. 202506060044737, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1631 S. Observatory Dr., Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

mgsB

Witness my hand this the 6th day of June, 2025.

Marguerite Jane Suter Becker

Marguerite Jane Suter Becker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marguerite Jane Suter Becker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 4/17/29

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

VERSION: January 2019

Witness my hand this the 5th day of June, 2025.

Carolyn S. Muller Trust dated June 29, 2009

BY: Carolyn S. Muller, Co-Trustee
Carolyn S. Muller, Co-Trustee
Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn S. Muller, Co-Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2025.

My commission expires:

_____
Notary Public

STATE OF FLORIDA, COUNTY OF ESCAMBIA On this 5th day of June 2025 before me by means of (✓) physical presence or ( ) online notarization, personally appeared Carolyn S. Muller known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.
Personally Known ___ Notary Signature: Pilar J Williams
Or, Produced I.D. FLDL My Commission Expires: 23 Sept 2027

PILAR J WILLIAMS
Notary Public - State of Florida
Commission # HH 403466
My Comm. Expires Sep 23, 2027
Bonded through National Notary Assn.

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warrenty Deed

Document Date: 4

Signer(s) Other Than Named Above: _____

VERSION: January 2019

Witness my hand this the 5th day of June, 2025.

Carolyn S. Muller Trust dated June 29, 2009

BY: _____
Joy Putnam Dahl, Co-Trustee

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joy Putnam Dahl, Co-Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2025.

My commission expires: March 16, 2026

MELANIE MICHELLE LEE
Notary Public, State of Texas
Comm. Expires 03-16-2026
Notary ID 129419217

_____
Notary Public

VERSION: January 2019

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 06/06/2025.

Affiant Signature

06/06/2025
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

