THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38615-04-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,700,000.00. Affiant Subscribed and sworn to before me this 5th day of June, 2025. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1283131 DEEDWARR
06/09/2025 09:32:42 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20250609-0044977

WARRANTY DEED

Address New Owner: Michael Wickliffe Ruehling, Shelby Pool Ruehling 4512 Harpeth Hills Drive Nashville, TN 37215	**Send Tax Bills To:** Legacy Home Loans, LLC DBA Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 13011006200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Philpott and wife, Mary Laura Philpott** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Wickliffe Ruehling and Shelby Pool Ruehling, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4512 Harpeth Hills Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of June, 2025.

John H. Philpott

Mary Laura Philpott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Philpott and Mary Laura Philpott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, Block E, on the Plan of Tyne Meade, Section III, of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Philpott and wife, Mary Laura Philpott by deed dated May 30, 2014 from Robert Lawrence Harris of record in Instrument No. 20140602-0047432, Register's Office for Davidson County, Tennessee.

Together with a strip of land being abandoned in the Forsythe Place Right of Way Abandonment, Metro Ordinance No. BL 2015-1069 more particularly described as follows:

Land in the 34th Council district of Davidson County, Tennessee, being the north part of an abandoned Right of Way (see Council Bill no. Bl2015-1069) shown as Forsythe Ave. On the plan of Tyne Meade subdivision, section III, block E, immediately south of Lot 1 on said plan, recorded in book 1424, page 12, Register's Office for said County and more particularly described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 S 76° 17' E, 243.2 FEET TO THE NORTHWESTERLY TURN-OUT OF HARPETH HILLS DRIVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20 FEET, AN ARC LENGTH OF 31.6 FEET TO THE WEST RIGHT OF WAY OF HARPETH HILLS DRIVE;
THENCE ALONG SAID RIGHT OF WAY S 13° 43' W, 45.0 FEET;
THENCE LEAVING SAID RIGHT OF WAY N 76° 17' W, 263.2 FEET;
THENCE, N 13° 43' E, 25.0 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY PATRICK COODE, TN PLS #855, DATED MAY 28, 2025.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13011006200.
2. All matters appearing on the Plan of record as Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.
3. Easements retained by Metropolitan Government pursuant to Metro Ordinance No. BL2015-1069.