Karen Johnson Davidson County
Batch# 1293733 DEEDWARR
07/03/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20250703-0052741

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1115

38670

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Laitinen and Carl Laitinen, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua M. Smith and Stacia M. Ruse, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 125 on the plan of West Grove Subdivision as of record in Book 421, Page 109, Register's Office for said county. Said lot fronts 35.7 feet on the East side of 38th Ave, North and runs back between lines, 160 feet on the North line and 164.5 feet on the South line along the North margin of Nebraska Avenue to an alley in the rear, on which it measures 76.4 feet.

Being the same property conveyed to Jennifer Laitinen and Carl Laitinen, wife and husband by Warranty Deed from Dorothy F. Jones, married of record in Instrument No. 20130930-0102349 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on September 30, 2013.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 200 38th Avenue North, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Joshua M. Smith **Stacia M. Ruse** **200 38th Avenue North** **Nashville, TN 37209**	**Morgan Stanley** **4270 Ivy Pointe Blvd, 4th Floor** **Cincinnati, OH 45245**	**104-01-0-230.00**

WITNESS THE EXECUTION HEREOF this 1st day of July, 2025.

Jennifer Laitinen **Carl Laitinen**

State of Tennessee)
County of Davidson)

On this 1st day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennifer Laitinen and Carl Laitinen, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,425,000.00.**

Affiant

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Sworn and subscribed before me on this the 1st day of July, 2025.

Notary Public

My Commission Expires: _____

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 1, 2025 (date of document).

Affiant Signature

7-3-2025.
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of July 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027