Box 14
2025-256-SH

# WARRANTY DEED

Return to
Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville, TN 37204

G-ORE-25-0171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2025

JOHN W COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES 11/19/28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Henry L. Rubin and Kyle Michael Welch** | United Wholesale Mortgage, LLC | |
| (NAME) | (NAME) | **103-09-0-031.00** |
| **171 Lelawood Circle** | P O Box 11733 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Newark, NJ 07101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM S. RODER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENRY L. RUBIN AND SPOUSE, KYLE MICHAEL WELCH, AS TENANTS BY THE ENTIRETIES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 19 on the Plan of Hillwood Park, as shown on Plat of record in Plat Book 3300, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more Particular description of said property

Being the same property conveyed to William S Roder, an unmarried man by Warranty Deed from Estate of Rose Mary Meledandri by Gregg M Gordon, Executrix of record in Instrument No 20130805-0081914 Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on August 05, 2013

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3312, Page 104, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **171 Lelawood Circle, Nashville, Tennessee 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we 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, 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1302803 DEEDWARR
07/28/2025 09 48 30 AM 2 pgs
Fees $13 00 Taxes $2,775 00

20250728-0059267

Witness my/our hand(s) this the 24th DAY OF JULY, 2025

William S Roder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM S RODER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 24 of July, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

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Nashville, TN 37212