Karen Johnson Davidson County
Batch# 1311305 DEEDWARR
08/18/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,175.60
20250818-0065627

WARRANTY DEED

Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. PA-25-10620

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Drake	**New Owner**	
(NAME) 5506A New York Avenue	(NAME) **5506A New York Avenue**	091-02-0V-001.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Philip Ruffino and Jill Danielle Ruffino, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Drake, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5506 New York Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20141226-0118126 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Philip Ruffino, an unmarried man by Warranty Deed from Elaine Redfern, unmarried and Amanda Jo Gencay, married of record in Instrument No. 20200121-0006970 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 21, 2020.

Being the same property conveyed to Philip Ruffino and Jill Danielle Ruffino, husband and wife by Quitclaim Deed from Philip Ruffino, a married man who acquired title as unmarried man, Joined in execution by spouse, Jill Danielle Ruffino of record in Instrument No. 20201202-0140010 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on December 02, 2020.

This is property more commonly known as 5506A New York Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 12 th day of August, 2025.

Philip Ruffino

Jill Danielle Ruffino

STATE OF Michigan
COUNTY OF Macomb

On this 12 th day of August, 2025, before me personally appeared Philip Ruffino and Jill Danielle Ruffino, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 th day of August, 2025.

Notary Signature Dashika D. Hill
My commission expires: 01-25-2026

DASHIKA D HILL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commision expires January 25, 2026
Acting in the County of Macomb

Certificate of Authenticity

I, Pam Autry, 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 **August 12, 2025**.

Date

Affiant Signature

August 12, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **August**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)