WARRANTY DEED

Karen Johnson Davidson County
Batch # 1319971 DEEDWARR
09/08/2025 02:25:32 PM 2 pgs
Fees: $13.00 Taxes: $1,487.40
20250908-0071686

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Emma Underwood and Lucas Nelson	Churchill Mortgage Corp.	133 06 0 189.00
(NAME)	(NAME)	
215 Wheeler Avenue	1749 Mallory Lane, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Grayson LeMaster Ruhl, married**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emma Underwood and Lucas Nelson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos, 60, 61, 62, 63 and 64, on the Map of JG. GRISSIM'S WHEELER AVENUE ADDITION, not of record, described according to a survey made by Blanehard and Parrish, Surveyors. in April, 1939, as follows:

Beginning at a point in the Southerly margin of Wheeler Avenue, said beginning point being 17 1/2 feet West of the Northeast corner of Lot No. 64; thence Southwardly 200 feet to a point; thence Westwardly 90 feet to a point; thence Northwardly 200 feet to the Southerly margin of Wheeler Avenue; thence with the Southerly margin of said Avenue, Eastwardly 90 feet to the point of beginning.

Being the same property conveyed to Grayson LeMaster Ruhl, unmarried man, by Warranty Deed from Waugh Real Estate Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210223-0022281, in the Register's Office of Davidson County, Tennessee, dated February 12, 2021 and recorded on February 23, 2021.

Riley D. Ruhl, spouse of Grantor, joins in execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 215 Wheeler Avenue, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of JG. GRISSIM'S WHEELER AVENUE ADDITION, as recorded in Not of Record.

No coverage is provided as to the amount of acreage or square footage of the land.

Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package

Effective the 5th day of September, 2025.

Grayson LeMaster Ruhl
Grayson LeMaster Ruhl

Riley D. Ruhl
Riley D. Ruhl

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Grayson LeMaster Ruhl and Riley D. Ruhl, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Name: the undersigned

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027