THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9034-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2025. Notary Public MY COMMISSION EXPIRES: 11/15/2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1340849 DEEDWARR
10/31/2025 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20251031-0086938

TARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Lee Smith	United Wholesale Mtg.	
1629 Harpeth Run Drive	585 South Blvd. E	126-16-0A-398.00-CO
Nashville, TN 37221	Pontiac, MI 48341	
(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, **Ray A. Rutherford and Margaret A. Rutherford, Trustees of the Rutherford Trust dated January 13, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane Lee Smith, a single woman**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 531, on the Plan of Final Plat of Parkview at Riverwalk, Phase 1 of record in Plat at Instrument No. 20050215-0016985, 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 Ray A. Rutherford and Margaret A. Rutherford, husband and wife by Warranty Deed from Ryan J. Coon and Sarah J. Coon formerly Sara J. Ploehn, husband and wife of record in Instrument No. 20130315-0026029 Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on March 15, 2013.

Being the same property conveyed to Ray A. Rutherford and Margaret A. Rutherford, Trustees of the Rutherford Trust dated January 13, 2023, and any amendments thereto by Quit Claim Deed from Ray A. Rutherford and Margaret A. Rutherford, husband and wife of record in Instrument No. 20230130-0006595 Register's Office for Davidson County, Tennessee, dated January 13, 2023 and recorded on January 30, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1629 Harpeth Run Drive, Nashville, TN 37221**

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 our hands this the 30 day of October, 2025.

Ray A. Rutherford and Margaret A. Rutherford,
Trustees of the Rutherford Trust dated
January 13, 2023

BY: Ray A. Rutherford, Trustee
Ray A. Rutherford
Its: Trustee

BY: Margaret A. Rutherford, Trustee
Margaret A. Rutherford
Its: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ray A. Rutherford and Margaret A. Rutherford** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Trustees** of the **The Rutherford Trust dated January 13, 2023** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing their name of the Trust, by the said **Ray A Rutherford and Margaret A. Rutherford** as such **Trustees**.

Witness my hand and official seal this the 30 day of ~~September, 2023.~~ October HS 2025

NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 10|30|2025.

Affiant Signature – Joshua A. Terry

10|31|25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10|31|25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27