This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24974-AP

Karen Johnson
Batch # 1353187
12/03/2025 11 40 02 AM
Fees $13 00 Taxes $1,394 90

Davidson County
DEEDWARR
2 pgs

20251203-0095891

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $377,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2025.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luke Hilgenhold Tara Ruhle 605 Poplar valley ct Nashville TN 37221	New Owner	141-06-0A-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Maria R. Dunn and Stephen C. Dunn, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Luke Hilgenhold, unmarried man and Tara Ruhle, an unmarried woman, as joint tenants with right of surviroship,** hereinafter called the Grantee(s), his/her/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. 16, on the Plan of REVISED, SECTION ONE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, Page 206, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maria R. Dunn and Stephen C. Dunn, wife and husband, by Warranty Deed from John L. Alexander and wife, Eineke K. Alexander, of record in Instrument No 20060731-0092049, in the Register's Office of Davidson County, Tennessee, dated July 24, 2006 and recorded on July 31, 2006.

This is improved property located at: **605 Poplar Valley Court, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2026, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2025

GRANTOR.

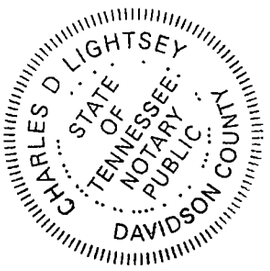
Maria R. Dunn

Stephen C. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria R Dunn and Stephen C. Dunn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2025.



Notary Public
My Commission expires. 5/3/26