This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
26-10065

Karen Johnson Davidson County
Batch # 1445215 DEEDWARR
07/13/2026 09:24:59 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20260713-0062710

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

**STATE OF TENNESSEE**
**COUNTY OF** Williamson
The actual consideration or value, whichever is greater, ~~is~~ $500,000.00

Affiant

Sworn to and subscribed before me this 10 day of July, 2026.

Notary Public Exp. 6/23/2030

| **Address of New Owner:** | **Send Tax Bills to:** | **Map-Parcel Number:** |
|---|---|---|
| Evan Brace<br>Rachel Brace<br>5201 Beech Ridge Road<br>Nashville, TN 37221 | New Owner | 155-15-0A-134.00-CO |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matt W. Ruff and Elizabeth R. Ruff, husband and wife,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Evan Brace and Rachel Brace, husband and wife,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 Stonemeade Subdivision, Section II, according to the plan of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matt W. Ruff and wife, Elizabeth R. Ruff by Warranty Deed from Barry L. Cross and wife, Marcia J. Cross of record in Book 10843, Page 942, Register's Office for Davidson County, Tennessee, dated March 10, 1998 and recorded on March 18, 1998.

This is improved property known as **5201 Beech Ridge Road, Nashville, TN 37221.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further

covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 10 day of July, 2026.

Matt W. Ruff

Elizabeth R. Ruff

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matt W. Ruff and Elizabeth R. Ruff**, the within named bargainor, with whom I am personally acquainted (or proved their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of July , 2026.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY