Karen Johnson Davidson County
Batch# 1452987 DEEDWARR
07/31/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $8,121.50
20260731-0070786

WARRANTY DEED

2026-6

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,195,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29 day of July, 2026.

Notary Public

(Affix Seal)
My Commission Expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nathan Ruff 1706 B Stokes Lane Nashville, TN 37215	**New Owner**	117-07-2C-002-00

For and in consideration of the sum of TEN DOLLARS, 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, **Brandon Jones, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nathan Ruff, a married man as his sole and separate property,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A CERTAIN PRIVATE ELEMENT UNIT SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER KNOWN AS UNIT B, TOGETHER WITH THE APPURTENANT COMMON ELEMENTS OF 1706 STOKES LANE, CREATED UNDER TITLE 66, SECTION 27-103(B), ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1706 STOKES LANE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20191003-0101310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 1706 STOKES LANE PROVIDED IN SAID DECLARATION, TOGETHER WITH THE BY-LAWS APPENDED THERETO, THE SITE PLAN FILED AS EXHIBIT TO SAID DECLARATION, AND THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION, DESCRIPTION AND PLACEMENT OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED BRANDON JONES BY WARRANTY DEED FROM CHANDELIER DEVELOPMENT INC., A TENNESSEE CORPORATION DATED MARCH 18, 2021 AND RECORDED ON MARCH 26, 2021 IN INSTRUMENT NO. 20210326-0040084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is (X) improved property know as 1706 B Stokes Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 17 day of July, 2026.

Brandon Jones

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Brandon Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of July, 2026.

Notary Public,
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **July 17, 2026**.

Date

Alli P

Affiant Signature

7/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of _____, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County