Karen Johnson Davidson County
Batch# 1470712 DEEDWARR
09/10/2026 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,550.30
20260910-0083834

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Coffee

Actual consideration or value, whichever is greater is $419,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of September, 2026.

Notary Public
My commission expires: 07/06/30

TAYLER GRENIER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kim H. O'Neill	New Owner	142-09-0E 144.00
1358 General George Patton Road		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TED LANE RUTLEDGE AND JOHN LEE RUTLEDGE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KIM H. O'NEILL, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1358, together with the Carport designated No. 1358-C, in River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Phase One, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, as corrected in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ellen G. Adams and husband, David M. Adams by Warranty Deed from Richard M. Nicholls, Sr. and wife, Patsy J. Nicholls, a/k/a Patricia C. Nicholls and R. Seth Cooper and wife, Suzanne Cooper, dated 9/15/2011 and recorded 9/19/2011 in Instrument No. 20110919-0072433, Register's Office for Davidson County, Tennessee.

The said David M. Adams died August 21, 2016, leaving the property vested solely in Ellen G. Adams.

The said Ellen G. Adams (aka Ellen Geraldine Adams and aka Jeri Adams) died intestate on May 29, 2026. Pursuant to Order Granting Petition to Open Intestate Estate and Appoint Administrator dated 6/30/2026, Ted Lane Rutledge and John Lee Rutledge were appointed as Co-Administrators.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1358 General George Patton Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

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Witness my hand this the 3rd day of September, 2026.

Ted Lane Rutledge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ted Lane Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2026.

My commission expires:
7/17/28

Notary Public

Witness my hand this the 1st day of September, 2026.

JOHN O'ELROD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

John Lee Rutledge

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Lee Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2026.

My commission expires:

Notary Public

Witness my hand this the 3rd day of September, 2026.

Ted Lane Rutledge

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ted Lane Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2026.

My commission expires:

Notary Public

Witness my hand this the 1st day of September, 2026.

John Lee Rutledge

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Lee Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2026.

My commission expires: 7-22-30

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/3/26 ate of document).

Affiant Signature

9/8/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202609100083834