WARRANTY DEED

Karen Johnson Davidson County
Batch# 407859 **DEEDWARR**
05/29/2020 03:24:21 PM 2 pgs
Fees: $13.00 Taxes: $4,806.30

20200529-0055748

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Trusley and Brooke Trusley, husband and wife 129 Vossland Drive Nashville, TN 37205	JPMorgan Chase Bank N.A. P.O. Box 78420 Phoenix AZ 85062-8420	129-04-0-008.00

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, **Andrew J. Zmugg and wife, Leslie S. Zmugg,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Trusley and Brooke Trusley, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Harding Woods Subdivision, of record in Book 2900, Page 115, as amended in Book 3869 Page 105, Registers 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 Andrew J. Zmugg and wife, Leslie S. Zmugg by Warranty Deed from Brett D. Rabatin, married, dated 05/17/2010 and recorded 05/20/2010, of record in Instrument 201005200039091, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 129 Vossland Drive, Nashville, TN 37205

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 my/our hand(s) this the 27 day of May, 2020.

Andrew J. Zmugg

Leslie S. Zmugg

STATE OF MASSACHUSETTS

COUNTY OF Suffolk

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew J. Zmugg and Leslie S. Zmugg with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27 of May, 2020.

Denise Velez Armijos
Notary Public

My Commission Expires:

(SEAL)

DENISE VELEZ ARMIJOS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 13, 2022

DENISE VELEZ ARMIJOS NOTARY PUBLIC