Karen Johnson Davidson County
Batch# 412885 DEEDWARR
06/10/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20200610-0059490

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $314,900

Affiant Signature

Subscribed and sworn to before me on this the 29 Day of May 2020

Notary Public

My Commission expires 1, 31, 2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jason G. Ruggles & Keltie Knight
810 Lawrence Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
~~New Owner~~ Security National Mortgage Company
347 Main St., Suite 200
Franklin, TN 37064

MAP AND PARCEL NUMBER: 04415014100

WARRANTY DEED

20NT01357

Effective the 29 Day of May, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kimberly A. Daft and Thomas D. Daft, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jason G. Ruggles and Keltie Knight, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 275, Section A on the Plan of (E.I. Dupont De Nemours and Company's) Village of Old Hickory, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kimberly A. Daft and Thomas D. Daft, wife and husband, by Warranty Deed from Elizabeth J. Swezeny, unmarried, dated 12/14/2011 and recorded 12/22/2011 as Document No. 20111222-0100114, Register's Office for Davidson County, TN.

This is an improved property commonly known as 810 Lawrence St, Old Hickory, TN 37138

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29th day of May, 2020

Kimberly A. Daft

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Kimberly A. Daft** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29 day of May, 2020

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Thomas D. Daft

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Thomas D. Daft**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29 day of May, 2020

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022