Karen Johnson Davidson County
Batch# 415408 DEEDWARR
06/16/2020 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20200616-0061786

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $489,900.00. Affiant Subscribed and sworn to before me on June 5th, 2020. NOTARY PUBLIC My Commission Expires:03/13/2022

File #2020-272

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Michael Perkins and Ashleigh Krudys 4905A Michigan Ave. Nashville, TN 37209	Guaranteed Rate, Inc. 3940 Ravenswood Chicago, IL 30613	091-07-0-434.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ELIZABETH ANN CLIPPARD N/K/A ELIZABETH CLIPPARD SCAGLIONE, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MICHAEL PERKINS AND ASHLEIGH KRUDYS, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 808, Block 135, on the Plan of No. 1, Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, in the Register's 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 ELIZABETH ANN CLIPPARD, AN UNMARRIED PERSON, by deed from PATRICK W. TERRY AND ROBERT J. TERRY, of record as Instrument No. 20170331-0031482, dated March 30, 2017, said Register's Office. The said, Elizabeth Ann Clippard having since married Patrick James Scaglione and is now known as Elizabeth Clippard Scaglione.

The undersigned, Patrick James Scaglione, spouse of Elizabeth Ann Clippard n/k/a Elizabeth Clippard Scaglione, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4905A Michigan Ave., Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 our hands on June 5, 2020.

Grantor:

Elizabeth Clippard Scaglione
Elizabeth Ann Clippard n/k/a
Elizabeth Clippard Scaglione

Grantor:

Patrick James Scaglione
Patrick James Scaglione

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ELIZABETH ANN CLIPPARD N/K/A ELIZABETH CLIPPARD SCAGLIONE AND PATRICK JAMES SCAGLIONE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2020.

My Commission Expires February 26, 2023
Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY