Karen Johnson Davidson County
Batch# 421108 DEEDWARR
06/19/2020 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200619-0065396

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00 Terri Church Affiant Subscribed and sworn to before me, this 16 day of June 2020. Notary Public My Commission Expires: 8.20.2023

WARRANTY DEED

Address New Owner: Kristen Clark and Avery Steelman 5209 Village Trace Nashville, TN 37211	Send Tax Bills to: Everett Financial, Inc. dba Supreme Lending, 14801 Quorum Dr, Ste 300, Dallas, TX 75254	Tax Information: Tax Parcel ID No. 161-10-0B-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. SIMON LUGGE, AN UNMARRIED MAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KRISTEN CLARK, A SINGLE WOMAN, AND AVERY STEELMAN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 193, as shown on the map entitled Villages of Brentwood, Phase Five, of record in Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. SIMON LUGGE, by deed from KI SIK PARK AND CHI H. PARK, of record in Instrument No. 20070424-0048895, dated April 20, 2007, said Register's Office.

This is improved property commonly known as: **5209 Village Trace, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2020.

J. SIMON LUGGE

CHRISTINA MARIE DURROUGH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. SIMON LUGGE AND CHRISTINA MARIE DURROUGH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of June, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)