**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

Karen Johnson Davidson County
Batch# 462837 DEEDWARR
08/24/2020 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20200824-0095561

**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $318,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 21 day of August, 2020.**

**Notary Public**
**My commission expires:** 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**06-2007-77504**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| William J. Quigley<br>704 Ortega Rd<br>Nashville TN 37214 | Same As Owner | 096-16-0-040.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ross Edward Bagwell and Kimberly Lauren Knotts, now know as Kimberly Bagwell, a married couple**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William J. Quigley and Rachel R. Quigley, husband and wife and Brian P. Quigley, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Hickory Bend, Section 5, of record in Book 3600, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ross Edward Bagwell and Kimberly Lauren Knotts by deed from Marvin N. Lowman, a married man, dated October 16, 2015, recorded October 19, 2015, of record in Instrument No. 20151019-0106264, Register's Office for Davidson County, Tennessee. Elizabeth C. Lowman, spouse of Marvin N. Lowman, joined in this instrument to convey her marital interest, if any, in subject property.

Kimberly Lauren Knotts is now know as Kimberly Bagwell.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 704 Ortega Rd, Nashville, TN 37214.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 21 day of August, 2020.

Ross Edward Bagwell

Kimberly Bagwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ross Edward Bagwell and Kimberly Bagwell**, 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 in Mt. Juliet, TN, this 21 day of August, 2020.

Jason C. Nguyen
Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/14/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY