WARRANTY DEED

Karen Johnson Davidson County
Batch# 467201 DEEDWARR
08/31/2020 02:10:31 PM 2 pgs
Fees: $13.00 Taxes: $1,994.30

20200831-0098656

JM-SB-VRES-20-2404A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amelia Stephens and Christopher Ferguson	**Summit Funding, Inc.**	
(NAME)	(NAME)	
2404 A Carter Avenue	**PO Box 15167**	**083-04-0C-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Sacramento, CA 95813-9998**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK A. WOOD AND KAREN-LEE RYAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMELIA STEPHENS AND CHRISTOPHER FERGUSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Lot 23A on the Resubdivision of Lot 23 according to Plat of 2404 Carter Avenue Townhomes, of record as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 2404 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20130523-0052343, corrected by Scrivener's Affidavit of record in Instrument No. 20140224-0015535, which added Exhibit "C", and as amended in Instrument No. 20140306-0019042, being a Revision of Lot 23 on the Plan of Rosebank Park, of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Wood and Karen-Lee Ryan, husband and wife by Warranty deed from J. Miller Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20140318-0022205 Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 18, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20130523-0052343, corrected by Scrivener's Affidavit of record in Instrument No. 20140224-0015535, which added Exhibit "C", as amended in Instrument No. 20140306-0019042, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20130523-0052342, Register's Office for Davison County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2404 A Carter Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th DAY OF AUGUST, 2020.

Mark A. Wood

Karen-Lee Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. WOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN-LEE RYAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212