Karen Johnson Davidson County
Batch# 470828 DEEDWARR
09/04/2020 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,745.48
20200904-0101299

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 5th day of AUGUST, A.D., 2020, by and between

Thomas Connor Dugosh An unmarried person

First Parties, and

Howard Collin Allgood, unmarried man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Hamilton's Re-Subdivision, Lots 2, 3 and other lots in Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan is reference is hereby made for a more complete description of the property. Said part of Lot fronts 50 feet on the South side of Fall Street and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Thomas Connor Dugosh, a single man by Deed dated April 30, 2019 from Abigail M. Hale, an unmarried woman, recorded May 6, 2019, in Instrument Number 20190506-0042393, in the Official Records of Davidson County, Tennessee.

OWNER:
Howard Collin Allgood
202 Fall Street
Nashville, TN 37206

RESPONSIBLE TAXPAYER:
HOWARD COLLIN ALLGOOD
202 FALL STREET
NASHVILLE, TN 37206

CLT # 08306019100

MR-BRI-8457312

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Thomas Connor Dugosh

× _____

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Thomas Connor Dugosh An unmarried person, 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 August, 20 20.

✓ _____
Notary Public

DEBRA DELOACH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: ✓ 4-17-23

MR-BRI-8457312

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 471,750.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 1st day of September, 2020.

Signature of Notary Public

Notary Seal

Printed Name of Notary

5/23/2023

Commission Expiration

County of Sumner
D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC

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202009040101299

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

