Karen Johnson Davidson County
Batch# 490671 DEEDWARR
10/06/2020 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20201006-0115971

ADDRESS NEW OWNERS and
SEND TAX BILLS:
EVAN MCDONALD a single man

617 Templewood Court
Nashville, TN 37214

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
96-11-0-76.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MATTHEW ALGER and LAURA KIRBY ALGER, husband and wife, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to EVAN MCDONALD, a single man , hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Land located in Davidson County, Tennessee, being all of Lot 620 on the Plan of Cloverhill, Section No. VIII of record in Plat Book 2331, Page 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
> Being the same property conveyed to Matthew Alger and Laura Kirby, both unmarried as tenants in common with rights of survivorship, by Warranty Deed from Michael J. Scruggs and Katherrina Scruggs, Husband and Wife as tenants by the entirety, dated August 14,2015 and recorded August 18, 2015 in Instrument No. 20150818-0082969, Register's Office for Davidson County, Tennessee.
> Laura Kirby is now married and n/k/a Laura Kirby Alger.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 617 Templewood Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of September, 2020.

MATTHEW ALGER

LAURA KIRBY ALGER BY MATTHEW ALGER
LAURA KIRBY ALGER by HER ATTORNEY IN FACT
MATTHEW ALGER her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MATTHEW ALGER the within named bargainors 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 30 day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, MATTHEW ALGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LAURA KIRBY ALGER as Attorney-in-Fact, and who acknowledged that he executed the within instrument as the free act and deed of the said _____.

Witness my hand at office, this 30 day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $265,000.00.

AFFIANT

Subscribed to and sworn before me, this the 1 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022