Karen Johnson Davidson County
Batch# 500262 DEEDWARR
10/22/2020 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20201022-0122859

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $482,000.00.

Julie Bailey
AFFIANT

Subscribed and sworn to before me this the 16th day of October, 2020.

Emily Dudley
NOTARY PUBLIC

My commission expires: 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1098 DUFF

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Adam Duff and Rachel W. Duff	MORTGAGE INVESTORS GROUP (NAME)	
(NAME) 402 Lovell St	8320 E. WALKER SPRINGS LN (ADDRESS)	091-14-H-1.00-CO
(ADDRESS) Nashville, TN 37209	SUITE 200 KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Justin Scoggins, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Adam Duff and Rachel W. Duff, Husband and Wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land of Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 402 Lovell Street, A Horizontal Property Regime with Private Elements of record in Instrument No. 20191028011012 7 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference to hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James Nell, married by Warranty deed from David Wilson, married of record in Instrument No. 20170922-0097642 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 22, 2017.

Being the same property conveyed to Justin Scoggins, a married man by Warranty deed from James Nell, a married man of record in Instrument No. 20191028-0110125, Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded October 28, 2019.

This is not the marital interest of the Grantor described herein.

DESIGNATED as Tax ID: 091-14-H-1.00-CO

This is
unimproved ☐
improved ☒ property known as 402 Lovell St, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 the 16th day of October, 2020.

Justin Scoggins

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Justin Scoggins, a married man**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 16th day of October, 2020.

Notary Public

My Commission Expires:
3/25/2023



True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

