WARRANTY DEED

Karen Johnson Davidson County
Batch# 527977 DEEDWARR
12/09/2020 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20201209-0143467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0972

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Ludwig and Molly Gentry, husband and wife	Navy Federal Credit Union	Map: 173090B18500CO
(NAME) 6459 Sunnywood Drive	(NAME) 820 Follin Lane, SE	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($389,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATTHEW NICHOLLS AND WIFE, DANIELLE NICHOLLS F/K/A DANIELLE DEGATI,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN LUDWIG AND MOLLY GENTRY, 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 in Davidson County, Tennessee, being Lot No. 185 on the Plan of Resubdivision of Lot 122 Addition to Sugar Valley Phase 4, of record in Instrument 20130718-0074299, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Nicholls and Danielle Degati, both unmarried, as joint tenants with full right of survivorship, by deed from Lifestyle Home Builders, Inc., of record in Instrument No. 20140228-0017380, dated February 26, 2014, Register's Office for said County. The said Danielle Degati is now known as Danielle Degati Nicholls.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument No. 20130718-0074299, said Register's Office; (3) Charter for Homeowner's Association of record in Book 11069, Page 6, said Register's Office; (4) Sewer Easement of record in Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, Register's Office for said County; (5) Storm Water Detention Agreement of record in Instrument No. 20050805-0092108 and Instrument No. 20020722-0087469, Register's Office for said County; (6) Deed to Homeowners Association of record in Instrument No. 20130523-0052430, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11069, Page 14 amended in Instrument No. 20030708-0093637; Instrument No. 20040203-0013041; Instrument No. 20040623-0074495; Instrument No. 20050106-0002201; Instrument No. 20050629-0074848; Instrument No. 20070205-0014762; and Book 11069, Page 24, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6459 Sunnywood Drive, Nashville, TN 37211
(House No.) (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 our hands this 30th day of November, 2020.

Matthew Nicholls

Danielle Nicholls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of November, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA ANN [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY