Karen Johnson Davidson County
Batch# 536041 DEEDWARR
12/16/2020 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201216-0148877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-KW-20-2823

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)
Luke Schoenhals	A Mortgage Boutique, LLC	
(NAME)	(NAME)	**096-06-0-018.00**
2823 Blue Brick Dr	1524 Medical Center Parkway, Ste.101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(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, **STAN BUMGARNER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUKE SCHOENHALS, AN UNMARRIED MAN,** 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 Lot No. 15 on the Plan of Section One, Clover Bottom Subdivision of record in Plat Book 1424, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dina Bumgarner, unmarried by Warranty deed from Charles Walker of record in Instrument No. 20140103-0000768 Register's Office for Davidson County, Tennessee, dated December 30, 2013 and recorded on January 03, 2014.

Dina Bumgarner having died August 19, 2017 leaving property to Stan Bumgarner and Rhonda Bumgarner McKay, pursuant to Affidavit of Heirship recorded on April 23, 2018 of record in Instrument Number 20200423-0042874 and Affidavit of Heirship recorded April 24, 2020 of record in Instrument No. 20200424-0043264, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stan Bumgarner, unmarried by Quitclaim deed from Stan Bumgarner, unmarried, and Rhonda Bumgarner McKay unmarried of record in Instrument No. 20201007-0116223 Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on October 07, 2020.

Stan Bumgarner having since married. Kim Parent joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1581, Page 427, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by court order in settlement of landowner action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2823 Blue Brick Dr, Nashville, Tennessee 37214**.

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 15th DAY OF DECEMBER, 2020.

Stan Bumgarner

Stan Bumgarner

Kim Parent by Stan Bumgarner Attorney In Fact

Kim Parent by Stan Bumgarner,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STAN BUMGARNER, 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 15th of December, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stan Bumgarner, 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 KIM PARENT, and who acknowledged he/she/they executed the same as the free act and deed of the said KIM PARENT.

Witness my hand and official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

DAVIDSON COUNTY
WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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