WARRANTY DEED

Karen Johnson Davidson County
Batch# 538524 DEEDWARR
12/21/2020 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20201221-0150656

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,175,000.00.

Affiant

Subscribed and sworn to me on 12/17/20.

NOTARY PUBLIC
My Commission Expires: 11/6/24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Vincent McGugan Katherine Schneeberger McGugan 2701 Woodlawn Dr. Nashville, TN 37212	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	104 15 0 417.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tiedemann Trust Company, as Trustee of The Michael Glenn Tiedemann 2012 Delaware Trust Under Agreement dated September 18, 2012, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John Vincent McGugan and Katherine Schneeberger McGugan, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 1, as Shown on the map entitled Map showing Subdivision of Lots 12, 13, 14 & 15 in the Plan of Belair, of record in Plat Book 547, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Tiedemann Trust Company, as Trustee of The Michael Glenn Tiedemann 2012 Delaware Trust Under Agreement dated September 18, 2012, by Warranty Deed from 27th Avenue, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180925-0094781, in the Register's Office of Davidson County, Tennessee, dated September 20, 2018 and recorded on September 25, 2018.
>
> This is improved property known as 2701 Woodlawn Dr. Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES, he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 12/16/20.

Tiedemann Trust Company, Trustee
By: Hayes A. Roberts, Managing Director

STATE OF Delaware
COUNTY OF New Castle

On this 16 day of Dec., 2020, before me, the undersigned Notary Public, personally appeared, Tiedemann Trust Company by Hayes A. Roberts, Managing Director, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the MICHAEL GLENN TIEDMANN 2012 DELAWARE TRUST, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the MICHAEL GLENN TIEDMANN 2012 DELAWARE TRUST, by himself as such trustee.

Witness my hand and official seal, this 16 day of Dec., 2020.

Notary Public: Kristin Meadows
My Commission Expires: 6/29/21



Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

