Karen Johnson Davidson County
Batch# 561684 DEEDWARR
01/26/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,908.20
20210126-0011714

WARRANTY DEED

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $786,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 12/26/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard De Brigard	Supreme Lending	117-04-0 Z 001.00 CO
(NAME)	(NAME) Ste. 3000	
1502 A Kirkwood Avenue	14801 Quorum Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David M. Tudor and Beth Ball Tudor, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard De Brigard, unmarried,** 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 Unit No. A on the Plan of 1502 Kirkwood Avenue Cottages, as described in Exhibit "B" in the declaration of covenants, conditions and restrictions for 1502 Kirkwood Avenue Cottages of record in Instrument 20151030-0110686 and amended in Instrument 20160722-0075907, Register's Office for said County, to which reference is made for a more complete description.**

Being part of the same property conveyed to David M. Tudor and wife Beth Ball Tudor by deed of record in Instrument 20150824-0085127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1502 A Kirkwood Avenue, Nashville, TN 37212
(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/our hands this 20th day of January, 2021.

David M. Tudor

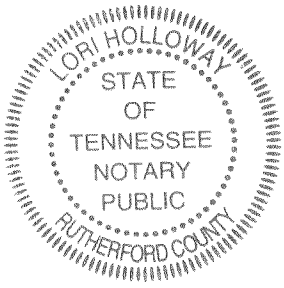
Beth Ball Tudor

State of Tennessee
County of ~~Rutherford~~ Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named David M. Tudor and Beth Ball Tudor the bargainor(s), 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 and seal this 20th day of January, 2021.

Notary Public Lori Holloway
My Commission Expires: 2/20/23



File No.: 22258

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

