Karen Johnson Davidson County
Batch# 582254 DEEDWARR
03/02/2021 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,830.50
20210302-0026843

NEW OWNER:
Benjamin Bashline
3300 Felicia Street
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-26

MAP & PARCEL
092-09-0X-001.00- CO

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($765,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mark Fugger, an unmarried man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Benjamin Bashline and Jon Randal Jester** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 3300 Felicia of the 3300 Felicia & 3220 Trevor Townhome Association, a horizontal property regime, created under Title 66, Section 27-101. et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 3300 Felicia & 3220 Trevor Townhome Association of record in Instrument No. 20150922-0096211, as amended in Instrument No. 20150924-0097049, in the Register's Office for Davidson County, Tennessee, including without limitation the By- Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 3300 Felicia & 3220 Trevor Townhome Association, as shown on Exhibit "B" to the Amended Declaration of record in Instrument No. 20150924-0097049, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Mark Fugger, unmarried man by Warranty Deed from Heithcock Construction, LLC and Susan Henderson, unmarried, recorded the 24th day of January, 2017 in Instrument No. 20170124-0007607, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this **25th** day of February, 2021.

Mark Fugger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mark Fugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **25th** day of February, 2021.

Christen T Rabe
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **765,000.00**.

AFFIANT

Sworn to and subscribed to before me this **25th** day of February, 2021.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RUBLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 1st day of March, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY