# WARRANTY DEED

Karen Johnson Davidson County
Batch# 612723 DEEDWARR
04/12/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20210412-0048151

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $352,000.00.

Affiant

Subscribed and sworn to me on 04/07/21.

NOTARY PUBLIC
My Commission Expires: 11-8-2024

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 # |
|---|---|---|
| James Marshal Anderson<br>2320 Traemoor Village Place<br>Nashville, TN 37209 | NEW OWNER | 114 07 0A 093.00 |

**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, Brittany Dugas, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James Marshal Anderson and Cindy T. Anderson, 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 Unit No. 93 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brittany Dugas, an unmarried woman, by Quit Claim Deed from Allen Dugas, of record in Instrument No. 20170615-0059972, in the Register's Office of Davidson County, Tennessee, dated September 6, 2013 and recorded on June 15, 2017.
>
> Being the same property conveyed to Brittany Dugas, by Quitclaim Deed from Tyler Dugas and Zachary Dugas, of record in Instrument No. ___202104120048149_____, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 2320 Traemoor Village Place, Nashville, TN 37209.

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 they 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 GRANTOR does further covenant and bind herself, her 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 04/ 6 /21.

Brittany Dugas

Brittany Dugas

STATE OF Louisiana
~~COUNTY~~ Parish OF Tangipahoa

On 04/ 6 /21, before me personally appeared Brittany Dugas, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 04/ 6 /21.

NOTARY PUBLIC

My Commission Expires: At death

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.

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.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY