Karen Johnson Davidson County
Batch# 618169 DEEDWARR
04/19/2021 12:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210419-0052025

Name and Address of New Owner:
Collin C. Rugg
3804 Hutson Avenue
Nashville, TN 37216

Send Tax Bills To:
Collin C. Rugg

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 061140B00800CO

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Clinton McCormick, Jr. and Allison Friedman McCormick**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Collin C. Rugg, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit 3804, as established in Declaration of Covenants, Conditions, and Restrictions for Homes at 3806 Hutson Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160803-0080181, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Clinton McCormick, Jr. and Allison Friedman McCormick by Warranty Deed from SWA Dream Homes, LLC, a Tennessee limited liability company, recorded on June 6, 2019, of record in Instrument No. 20190606-0054212, Register's Office for Davidson County, TN.

Being the same property conveyed to SWA Dream Homes, LLC, a Tennessee limited liability company, by Warranty Deed from AJ Investments, LLC, a Tennessee limited liability company, recorded on August 22, 2016, of record in Instrument No. 20160822-0087823, Register's Office for Davidson County, TN.

This is improved property known as 3804 Hutson Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2021.

(SEAL)
Thomas Clinton McCormick, Jr.

(SEAL)
Allison Friedman McCormick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2021, before me personally appeared Thomas Clinton McCormick, Jr. and Allison Friedman McCormick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16th day of April, 2021.

Notary Public
My commission expires: 10/25/2022
File No. 2021-2376

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022