This Instrument Prepared By:
Robert M. Pautienus III
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 628959 DEEDWARR
05/05/2021 08:11:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210505-0059894

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
WINDON RYAN SUGGS and CYNTHIA LYNNE REEDER-SUGGS, Trustees		
SUGGS REVOCABLE TRUST dated July 17, 2020	SAME	018-16-0-207.00
203 R. GRAVES ROAD		
Goodlettsville, Tennessee 37072		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

WINDON RYAN SUGGS

Sworn to and subscribed before me this MAY 2, 2021.

Notary Public My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, CINDY SUGGS and RYAN SUGGS, wife and husband, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to WINDON RYAN SUGGS and CYNTHIA LYNNE REEDER-SUGGS, TRUSTEES of the SUGGS REVOCABLE TRUST, dated July 17, 2020, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lot 5 of the Wilhoite Young Commercial Subdivision, of record in Plat Book 6050, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to CINDY SUGGS and RYAN SUGGS, wife and husband, by RONALD PARDUE and wife, NANCY SUE PARDUE, by Warranty Deed of record in Instrument No. 20210225-0024293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Sumner County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

The foregoing description is taken from the prior deed of record.

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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 209 Graves Road, Goodlettsville, Tennessee 37072.

WITNESS OUR HANDS this MAY 2, 2021.

CINDY SUGGS

RYAN SUGGS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CINDY SUGGS and RYAN SUGGS, and with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this MAY 2, 2021.

NOTARY PUBLIC

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024