WARRANTY DEED

Karen Johnson Davidson County
Batch# 629577 DEEDWARR
05/05/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20210505-0060364

MJ-SB-CP-21-6661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-30-21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jim Langlois	~~NEW OWNER~~ (C) Mortgage Investors Group	
(NAME) **6661 Sugar Valley Drive**	(NAME) 8320 East Walker Springs Lane, Ste. 200	**181-01-0A-015.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEVERLY A. DAUGHERTY AND KAREN LYNN KRUG AND KEVIN LEE DAUGHERTY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIM LANGLOIS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sugar Valley, Section One of record in Plat Book 9700, Page 374, and amended in Book 9700, pages 709-11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Daugherty and wife, Beverly A. Daugherty by Warranty deed from Yazdian Construction, Inc. of record in Book 11686, page 111, Register's Office for Davidson County, Tennessee, dated September 24, 1999 and recorded on October 04, 1999.

Being the same property conveyed to Richard Daugherty a one-half (1/2) undivided interest as Tenant in Common and to Beverly A. Daugherty, a one-half (1/2) undivided interest as Tenant in Common by Quitclaim deed from Richard Daugherty and wife, Beverly A. Daugherty of record in Instrument No. 20000523-0051397 Register's Office for Davidson County, Tennessee, dated May 17, 2000 and recorded on May 23, 2000.

Richard Daugherty having since died on January 16, 2021 leaving his 1/2 interest to his heirs at law, Beverly A. Daugherty and Karen Lynn Krug and Kevin Lee Daugherty, as evidenced in Affidavit of Heirship of Record in Instrument No. 202105050060362 Register's Office for Davidson County, Tennessee dated April 22, 2021 and record.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 374, and Book 9700, Page (s) 709 through 711, Inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Sugar Valley Homeowner's Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowners' Association, Inc. record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Sugar Valley Homeowner's Association, Inc. of record in Instrument Number 20000425-0041128, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6661 Sugar Valley Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF APRIL, 2021.

Beverly A. Daugherty by Kevin Lee Daugherty, Attorney-in-Fact

Beverly A. Daugherty by Kevin Lee Daugherty, Attorney-in-Fact

Karen Lynn Krug

Kevin Lee Daugherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY A. DAUGHERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN LYNN KRUG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN LEE DAUGHERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 30th DAY OF APRIL, 2021.

Beverly A. Daugherty by Kevin Lee Daugherty, Attorney-in-Fact

Karen Lynn Krug

Kevin Lee Daugherty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY A. DAUGHERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN LYNN KRUG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: 11-30-2021
(SEAL)

GRACE AUGUSTA LAMOREE
Notary Public
Commonwealth of Virginia
Registration No. 140635
My Commission Expires Nov 30, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN LEE DAUGHERTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHESNIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212