WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 765,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2021.

Notary Public

COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 656920 DEEDWARR
06/15/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20210615-0080529

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ricardo Ruiz	The Mortgage Firm, Inc.	116-13-0-070
(NAME)	(NAME)	
6009 Cargile Road	921 Douglas Ave. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WG Development, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricardo Ruiz, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 25 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee, and further described as follows.

Said Lot No. 25 fronts 106 feet on the southerly side of Cargile Road, and runs back 97.7 feet on the easterly line and 245 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 171.4 feet thereon.

Being the same property conveyed to WG Development, LLC, a Tennessee limited liability company, by Warranty Deed from William Dobbs and Ann Rita Johnson, filed for record on July 29, 2020 in Instrument No. 20200729-0083057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6009 Cargile Road (House Number) (Street) _____ (P.O. Address) Nashville, TN (City or Town)(State) 37205 (Postal Zip)

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, successors 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 said GRANTEES, their heirs, 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 this 10th day of June, 2021.

WG Development, LLC, a Tennessee Limited Liability Company

By: _____
William W. Gregory, Sole Member

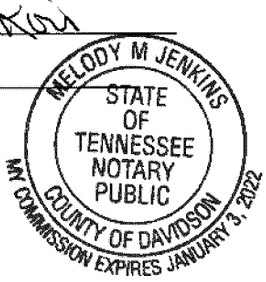
State of Tennessee

County of Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared **William W. Gregory,** with whom I am personally acquainted and who, upon oath, acknowledged himself to be **Sole Member of WG Development, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

WITNESS my hand and seal this 10th day of June, 2021.

_____
Notary
Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

