WARRANTY DEED

Karen Johnson Davidson County
Batch# 658515 DEEDWARR
06/16/2021 03:21:50 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210616-0081588

G-SB-VRES-21-63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Kelly Christopher Sargent	**Renasant Bank**	
(NAME)	(NAME)	
63 Maury Street	**P.O. Box 202028**	**093-16-0-137.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Florence, SC 29502**	
(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, **BRIAN D. HOGAN, UNMARRIED, AND LANI SAREM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY CHRISTOPHER SARGENT, AN UNMARRIED PERSON,** 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, State of Tennessee as follows, to-wit: Being Lot No. 167 on the Map of Maury and Claiborne's Addition, as record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian D. Hogan, unmarried , and Lani Sarem, Unmarried , as tenants in common with the right of survivorship by Quitclaim deed from Brian D. Hogan, unmarried of record in Instrument No. 20160419-0037900 Register's Office for Davidson County, Tennessee, dated April 19, 2016 and recorded on April 19, 2016.
Being the same property conveyed to Brian D. Hogan, an unmarried man by Warranty deed from Crawford & Company Holdings, LLC of record in Instrument No. 20160411-0034549 Register's Office for Davidson County, Tennessee, dated April 8, 2016 and recorded on April 11, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 84 and 85, 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: **63 Maury Street, Nashville, Tennessee 37210**.

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 14th DAY OF JUNE, 2021.

Brian D. Hogan by Lani Sarem, Attorney in Fact

Brian D. Hogan by Lani Sarem,
Attorney in Fact

Lani Sarem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANI SAREM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRIAN D. HOGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN D. HOGAN.

Witness my hand and official seal, this the 14th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANI SAREM, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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