Karen Johnson Davidson County
Batch# 659659 DEEDWARR
06/18/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $710.40
20210618-0082467

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-11-2022
(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-01866

Address of New Owner:	Send Tax Bills to:	Tax Information:
Teonqua Cotton and Deayonna Cambridge 1349 Bellshire Terrace Nashville, TN 37207	New Owner	050-03-0-051.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tammecia Scruggs, Married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Teonqua Cotton, an unmarried person and Deayonna Cambridge, an unmarried person** hereinafter called the Grantees, their 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. 47-A, on the plan of Zone Lot Division, Lots 46 through 49, Bellshire Terrace, Section One, Phase Two, as shown by plat of record in Book 6250, Pages 179 and 180, as amended in Book 6900, Page 390, 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 Tammecia Scruggs by deed from Hensley Group, LLC, a Tennessee limited liability company, dated March15, 2019, recorded March 19, 2019, of record in Instrument No. 20190319-0025086, in the Register's Office for Davidson County, Tennessee.

The said John Gardner husband of Tammecia Scruggs joins in this conveyance for the purpose of conveying any interest that he may have in the above property marital or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1349 Bellshire Terrace, Nashville, TN 37207

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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.

WITNESS my hand this 10th day of June, 2021

Tammecia Scruggs

John Gardner

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 10th day of June, 20 21, before me personally appeared Tammecia Scruggs and John Gardner, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

True Copy Certification

I, Robin Zaleski, 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 Tennessee

County of Rutherford

Personally, appeared before me, Shelly M. Walling, a notary public for this county and state, Robin Zaleski 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: 4/16/2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022