Karen Johnson Davidson County
Batch# 674814 DEEDWARR
07/12/2021 10:53:18 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20210712-0093238

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0374

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR V.
WHICHEVER IS GREATER, FOR THIS T.
465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2 day of July, 2021

Notary Public

Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Laws Ferguson 1020 Downey Drive Nashville, TN 37205	NEW OWNER	102-14-0-013

WARRANTY DEED

FOR AND IN 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/WE,

Vanessa Chang, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Laws Ferguson and Ashlee Hunter, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1 on the Plan of Brook Meade Addition, Section I, of record in Plat Book 2663, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Vanessa Chang, a married woman, by Quitclaim Deed from Vanessa Chang, a married woman and Arvind Joshi, a married man, dated 1/16/2020 and recorded 1/21/2020 in Instrument Number 20200121-0007411; and the same property previously conveyed to Vanessa Chang, a married woman, by Warranty Deed from Eric S. Hall and Tara Villicana Hall, husband and wife, dated 1/13/2020 and recorded 1/16/2020 in Instrument Number 20200116-0005848; and previously conveyed to Eric S. Hall, an unmarried man and Tara Villicana, an unmarried woman, by Warranty Deed from WM Enterprises, LLC, dated 10/6/2014 and recorded 10/8/2014 in Instrument Number 20141008-0093537, Register's Office for Davidson County, Tennessee.

Arvind Joshi, spouse of Vanessa Chang, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1020 Downey Drive Nashville, TN 37205.

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 so 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 and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of July, 2021.

Vanessa Chang

Arvind Joshi

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vanessa Chang and Arvind Joshi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 2nd day of July, 2021.

Kim Graves
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024