Karen Johnson Davidson County
Batch# 676033 DEEDWARR
07/13/2021 03:18:20 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20210713-0094281

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **7th day of July, 2021**, by and between **Edwin Noel Scruggs, III and Sarah N. Williams, husband and wife,** party of the first part, and **Jeremy McNichols,** a single man, party of the second part,

Theron

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

Unit 1029, of The Bailey @ Maxwell, as described in Declarations of Covenants, Conditions, and Restrictions in Instrument Number of record at 20161012-0108020, as amended at Instrument Nos. 20161205-0127325, 20170426-004164, and 20171212-0126734, all in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and the By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Edwin Noel Scruggs, III and Sarah N. Williams by Warranty Deed of record under Instrument Number 20180601-0052321 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

2021 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and Subdivision Restrictions, Building Lines, Easements and other matters of record including but not limited to those contained in Book 7900 Page 194 and Instruments Nos. 20150917-0094668, 20161011-0107251, and 20161130-0125781; Easement at Instrument Nos. 20150707-0065711 and 20171127-0120864; Declaration of Covenants, Conditions and Restrictions at Instrument No. 20161012-0108020, amended at 20161205-0127325, 20170426-004164, and 20171212-0126734; 20150928-0098248; Inspection and Maintenance Agreement for Private Stormwater Management Facilities at Instrument No. 20150622-0059578; Easements retained in Ordinance No. 58-287 closing Alley No. 1007, in Book 4522, Page 475; Easements retained in Ordinance No. 71-1403 closing portions of Alley Nos. 1001 and 1007 in Book 4522, Page 478; All matters as shown on that survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford and Cummings, PC Job No. 14-137, dated June 28, 2016; Declaration for The Bailey @ West Eastland Condominium at Instrument No. 20161012-0108019, amended at 20161205-0127324; 20171212-0126735; 20180410-0033826, in the aforesaid Register's Office;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-TAG-21 1029

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Edwin Noel Scruggs, III

Sarah N. Williams

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Edwin Noel Scruggs, III and Sarah N. Williams to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notarial Seal at office this **June** 26th, **2021.**

Notary Public

My commission expires: 12-14-2024

DEVIN M. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF SHELBY

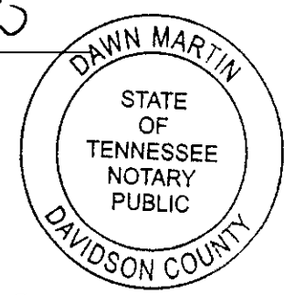
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 7 day of July 2021.

Notary Public

My commission expires: 10/2/23



Property address:
1029 Maxwell Avenue
Nashville, TN 37206

Property owner:
Jeremy McNichols
1029 Maxwell Avenue
Nashville, TN 37206

Tax ID number:
083-05-0G-023-00

Mail tax bills to:
new property owner

Prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
FF102621

After recording, return to:
Rudy Title & Escrow
608 Shelby Avenue
Nashville, TN 37206