Karen Johnson Davidson County
Batch# 678787 DEEDWARR
07/19/2021 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210719-0096326

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

04-NSH21-02128

Address of New Owner:	Send Tax Bills to:	Tax Information:
Justin Ferguson, a single man 510 Flintlock Court Nashville, TN 37217	SWBC Mortgage Corp 9311 San Pedro # 100 San Antonio, TX 78216	135 16 0B 054.00

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, **Bruce Van Langen, unmarried** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Justin Ferguson, a single man** , 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 Unit No. 54, on the Plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Van Langen, Married, by Warranty Deed from Elizabeth McDonald, Married, of record in Instrument No. 20190401-0028981, in the Register's Office of Davidson County, Tennessee, dated March 26, 2019 and recorded on April 01, 2019.

Bruce Van Langen is now divorced pursuant to Final Decree filed as Docket Number 19CV-238.

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: 510 Flintlock Court, Nashville, TN 37217

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 15th day of July, 2021

Bruce Van Langen

Bruce Van Langen

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 15th day of July, 2021, before me personally appeared Bruce Van Langen, 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.

Robin Zaleski

Notary Public

My Commission Expires 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 15, 2021.

Karen Suggs

(AFFIANT) – Karen Suggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of July, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY