Karen Johnson Davidson County
Batch# 684902 DEEDWARR
07/28/2021 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20210728-0101208

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is ~~$329,000~~.00.

Affiant

File Number: 21060599

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 20th day of July, 2021.

Notary Public
My Commission Expires: 9-2-24

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
William Joseph Quigley Sr and Rachel Rogers Quigley	SWBC Mortgage Corp.	136-03-0-039.00
3867 Priest Lake Drive	9311 San Pedro #100	
Nashville, TN 37217	San Antonio, TX 78216	

For and in consideration of the sum of ten dollars & 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, Billy J. Vasut trustee of Billy J. Vasut Living Trust dated June 21, 1995, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to William Joseph Quigley Sr. and Rachel Rogers Quigley, Husband and Wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 151,on the Plan of Section Four, Priest Lake Park of record in Plat Book 4460, Page 15, 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 a portion of the same property conveyed to Billy J. Vasut trustee of Billy J. Vasut Living Trust dated June 21, 1995, established by the Revocable Trust Agreement of Billy J. Vasut dated June 21, 1995, as amended, and restated on June 19, 2018, as amended and restated from time to time, and to her successors in trust by Quitclaim Deed from Billy J. Vasut of record in Instrument No. 20180712-0067398 Register's Office for Davidson County, Tennessee, dated June 19, 2018 and recorded on July 12, 2018.

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 3867 Priest Lake Drive, 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 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. 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.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

WITNESS my hand this 20th day of July, 2021.

Billy J. Vasut Living Trust dated June 21, 1995

BY: Billy J Vasut, Trustee
Billy J. Vasut, Trustee

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy J. Vasut with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that he is trustee of Billy J. Vasut Living Trust dated June 21, 1995 and that he is authorized by Billy J. Vasut Living Trust dated June 21, 1995 to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of July, 2021.

Notary Public at Large
My Commission Expires: 2/22/25



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/27/2021 (date of document).

Affiant Signature

07/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025