WARRANTY DEED

Karen Johnson Davidson County
Batch# 691909 DEEDWARR
08/06/2021 11:26:25 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210806-0106208

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Affiant

Subscribed and sworn to me on 08/05/21.

NOTARY PUBLIC
My Commission Expires: 12/14/24

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Abigail Sigler 5120 Pritchett Drive, Nashville, TN 37220	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	146 16 0 179.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas Purifoy, Jr. and Margaret G. Purifoy, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Abigail Sigler, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot Number 959 on the Plan of Brentwood Hall, Section 9, as of record in Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Thomas Purifoy Jr. and Margaret G. Purifoy by Cash Deed for Tennessee, from Mel Martinez, dated October 8th, 2003 and recorded October 10, 2003, in Instrument No. 20031010-0150750, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 5120 Pritchett Drive, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on 08/05/21.

Thomas Purifoy, Jr.

Margaret G. Purifoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/05/21, before me personally appeared Thomas Purifoy, Jr. and Margaret G. Purifoy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/05/21

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

NOTARY PUBLIC

My Commission Expires: 11-6-24