Karen Johnson Davidson County
Batch# 692831 DEEDWARR
08/09/2021 10:40:47 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20210809-0106789

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 27th day of July, 2021. Notary Public My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Diane Longenecke:	New Owner(s)	072 07 0 289.00
1408 McGavock Pike		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM C. HUGGINS AND SCARLETT N. HUGGINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH LONGENECKER,UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 13 on the Plan of the Subdivision of The Waters Place on Maxey Lane, of record in Plat Book 332, Pages 136-137, 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 the same property conveyed to William C. Huggins and Scarlett N. Huggins husband and wife, by Warranty Deed from Amanda F. Smith formerly known as Amanda Farrah McCrary, Married and Wayne Farrar, unmarried, of record in Instrument No. 20141028-0099278, in the Register's Office of Davidson County, Tennessee, dated October 24, 2014 and recorded on October 28, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1408 McGavock Pike, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES-21-1408

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of July, 2021.

William C. Huggins

William C. Huggins

Scarlett N. Huggins

Scarlett N. Huggins

STATE OF MONTANA
COUNTY OF MISSOULA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William C. Huggins and Scarlett N. Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of July, 2021.

Sheila Broaden

Notary Public

My Commission Expires: 10-15-2023

SHEILA BROADEN NOTARIAL SEAL STATE OF MONTANA

SHEILA BROADEN
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
October 15, 2023.