Karen Johnson Davidson County
Batch# 702044 DEEDWARR
08/20/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,668.70
20210820-0112925

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Emily Ferguson and James Ferguson<br>1042 Zophi Street<br>Nashville, TN 37216 | Emily Ferguson and James Ferguson<br>1042 Zophi Street<br>Nashville, TN 37216 | 072-06-0E-003.00-CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Brandon McDonald, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Ferguson and James Ferguson, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of 1040 Zophi, as shown on the plan entitled Declaration Establishing A Horizontal Property Regime For 1040-1044 Zophi Street Townhomes, of record in Instrument No. 20150128-0008185, and Scrivener's Affidavit in Instrument No. 20150219-0014358, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Brandon McDonald by Quitclaim deed from Capital Homes LP, a Tennessee limited partnership now known as Urban Dwell Homes LP, by Articles of Amendment filed July 23, 2014 with the Tennessee secretary of state of record in Instrument No. 20160422-0039215 Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on April 22, 2016.

This conveyance is subject to all conditions, covenants, restrictions, easements & planning documents of record not stated herein, and current year's real property taxes & subsequent year's property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

This was never the marital residence of the within-named Grantor.

Being also known as: 1042 Zophi St. Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of August, 2021.

Robert Brandon McDonald by _____ as Attorney-In-Fact (SEAL)
Robert Brandon McDonald by Jocelyn McDonald,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Robert Brandon McDonald by
**Attorney-In-Fact

On this 18th day of August, 2021, before me personally appeared Jocelyn McDonald*, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF ~~DAVIDSON~~ Williamson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $451,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hannah Stanford
(Affiant)

Sworn to and subscribed before me this 18th day of August, 2021.

Notary Public
My commission expires: _____
File No. 2021-649

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON


202108200112925

# Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/18/21.

Affiant Signature

8/18/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON