Karen Johnson Davidson County
Batch# 704773 DEEDWARR
08/26/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20210826-0115109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

File No.: RES-21-759A

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Nelson and Jacob McMillan	NEW OWNERS	105 06 0E 002.00 CO
(NAME)	(NAME)	
759A Alloway Street Nashville, TN 37203	759A ALLOWAY STREET NASHVILLE TN 37203	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **SAMUEL D. NUGENT AND W. TODD STUTTS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ZACHARY NELSON AND JACOB MCMILLAN, BOTH UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for New Alloway Townhomes, a Horizontal Property Regime With Private elements, with said Unit being depicted on Exhibit "B" to said Declaration, of record in Instrument Number 20140806-0070603; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Alloway Street Townhomes, a Horizontal Property Regime with Private Elements as shown as on Exhibit "A" thereto, of record in Instrument No. 20151209-0124097, in the Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed from New, LLC, A Tennessee limited liability company to Samuel D. Nugent and W. Todd Stutts, both unmarried, as Tenants in Common with the Right of Survivorship, by Warranty Deed dated December 18, 2015, recorded December 22, 2015, in Instrument No. 20151222-0128521, as corrected by Scrivener's Affidavit recorded in Instrument No. 20160205-0011479, in the Register's Office of Davidson County, Tennessee,.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 759A Alloway Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 17th day of August, 2021

Samuel D. Nugent

W. Todd Stutts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2021, before me personally appeared Samuel D Nugent and W. Todd Stutts, 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 17th day of August, 2021.

Notary Signature
My commission expires: 3/6/24



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 17, 2021.

Date

Affiant Signature

AUGUST 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON