WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-BR-21-2614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 718278 **DEEDWARR**
09/16/2021 01:07:39 PM 2 pgs
Fees: $13.00 Taxes: $1,276.13

20210916-0124742

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Superior Capital, LLC	**Same as New Owner**	
(NAME)	(NAME)	**092-06-0-571.00**
116 Wilson Pike Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARTIN J. COLGAN AND SUSAN J. COLGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUPERIOR CAPITAL, LLC, A TENNESSEE LIMITED LIABILLITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly parts of Lot Nos. 1 and 3 on the Map of J.W. Turner's Subdivision of Lot 21 on the Boyd McNairy Addition as of record in Book 57 page 129 Register's Office for said County.

Said parts of said Lots front 150 feet on the northerly side of Clifton Pike and run back between lines 133 feet, more or less, on the easterly line and 117 feet on the westerly line, along the easterly line of Lena Avenue, to the south line of Lot No. 5, measuring 50 feet, more or less.

Being the same property conveyed to Martin J Colgan and Susan J Colgan, husband and wife by Warranty deed from Jerrell D. Rawls of record in Instrument No. 20190805-0076910 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 5, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2614 Clifton Avenue, Nashville, Tennessee 37209**.

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), 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 the 10th DAY OF SEPTEMBER, 2021.

Martin J. Colgan by Kate Nyquist, Attorney in Fact
Martin J. Colgan by Kate Nyquist,
Attorney in Fact

Susan J. Colgan by Kate Nyquist, Attorney in Fact
Susan J. Colgan by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARTIN J. COLGAN AND SUSAN J. COLGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTIN J. COLGAN AND SUSAN J. COLGAN.

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212