Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRE5-21 5132

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6733

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of September, 2021

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 724128 DEEDWARR
09/27/2021 10:57:59 AM 2 pgs
Fees: $13.00 Taxes: $2,138.60

20210927-0129292

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian McCormick and Sejal Kuvadia 5132 Fredericksburg Way East Brentwood, TN 37027	new owners	171-03-0A-097.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Vickie Leigh Hannig, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian McCormick and Sejal Kuvadia, a married couple,

HEREINAFTER CALLED THE GRANTEES, 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. 227 on the Plan of Fredericksburg, Section Four, a Planned Unit Development, of record in Book 7900, Page 749, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Vickie Leigh Hannig by Warranty deed from Kojiro Yamagata, married of record in Instrument No. 20060523-0060689 Register's Office for Davidson County, Tennessee, dated May 22, 2006 and recorded on May 23, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5132 Fredericksburg Way East, Brentwood, TN 37027

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 so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 22nd day of September, 2021.

Vickie Leigh Hannig

Vickie Leigh Hannig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vickie Leigh Hannig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of September, 2021.

KAYLIE PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 18, 2025
COUNTY OF DAVIDSON

(Notary Seal)

Kaylie Payne

Notary Public
My Commission Expires: _____