Karen Johnson Davidson County
Batch# 739501 DEEDWARR
10/19/2021 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20211019-0140251

WARRANTY DEED

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Scruggs	Movement Mortgage, LLC	04312005300
(NAME)	(NAME)	
132 Vandiver Dr.	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregory A Trudeau and Anita C Trudeau,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Scruggs,** an unmarried woman, 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:

Being Lot No. 22 on the unrecorded plan of Vandiver Subdivision of the east one-half of Tract No. 9 of the Anderson Land, In the 11th civil District of Davidson County, described according to the Plan made by Ewell Anderson in July of 1944 as follows: Beginning at a point in the Northwesterly margin of Vandiver Drive at the common corner of Lots No. 21 and 22; thence along the margin of said drive in the northwesterly direction 50 feet to a point; thence extending back between two parallel lines, 157 feet, more or less, to a point in the low water mark of the Cumberland River the rear measuring 50 feet thereon.

Being the same property conveyed to Gregory A Trudeau and Anita C Trudeau, by deed of record in Instrument NO. 20120117-0004480 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 132 Vandiver Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (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 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.

Witness my/our hands this 30th day of September, 2021.

Gregory A Trudeau

Anita C Trudeau

State of Arizona
County of Maricopa

Personally appeared before me Gregory A Trudeau and Anita C Trudeau, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2021.

Notary Public
My Commission Expires: 03-09-25

CORDELL WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #600147
Expires March 9, 2025

File No.: 15924

Certificate of Authenticity

I, **Carla R. Dillard**, 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 10-15, 2021

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me on October 15, 2021.

Notary Public: Judy Reed
My Commission Expires: 11-20-21

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD