THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937599**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,285,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2021. Notary Public My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

Karen Johnson Davidson County
Batch# 757334 DEEDWARR
11/18/2021 08:27:33 AM 2 pgs
Fees: $13.00 Taxes: $4,754.50
20211118-0153425

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Conor Stark Duggan and Catherine Adams Duggan 2523 Fairfax Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-11-0-139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Anckner and Patricia L. Scott, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Conor Duggan and Catherine Duggan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Bransford Realty Companys Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES A. ANCKNER AND WIFE, PATRICIA L. SCOTT, by deed from DAVID W. MEAD AND WIFE, VICKI LEE MEAD, of record in Instrument No. 20111019-0081461 , dated January 14, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-11-0-139.00.

Matters shown on the Plan of record in Plat Book 421, page 7, said Register's Office.

This is improved property located at 2523 Fairfax Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ JAM-21-0523

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2021.

James A. Anckner

Patricia L. Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Anckner and Patricia L. Scott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2021.

Notary Public



My Commission Expires: _____