3B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 760669 **DEEDWARR**
11/24/2021 01:32:34 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20211124-0156290

T-KW-21-4425-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/22

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Matthew Dixon and Lauren Kilgore	Movement Mortgage, LLC	
4107 West Iawn Dr. (NAME) ~~**4425 Westlawn Drive Unit 203B**~~	(NAME) 8024 Calvin Hall Rd	**103-08-0A-030.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Indian Land, SC 29707	
(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, **RITA N. SCRUGGS, MARRIED, AND JAMES SCOTT SCRUGGS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW DIXON AND LAUREN KILGORE, HUSBAND AND WIFE,** 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:

Being Unit No. B-203, on plan of Westlawn Green, established by Master Deed of record in Plat Book 5200, Pages 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rita N. Scruggs and James Scott Scruggs as joint tenants with the right of survivorship by Warranty deed from Hattie W. Ralston, Unmarried of record in Instrument No. 201602010009666 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 01, 2016.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR RITA N. SCRUGGS.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 20 through 24, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5238, Page 863, as amended in Book 5266, Page 22, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5238, Page 872, as amended in Book 6748, Page 423, in the Register's Office for Davidson County, Tennessee.
- Charter of Westlawn Green Homeowner's Association, Inc. of record in Book 5234, Page 719, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5238, Page 134, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4425 Westlawn Drive Unit 203B, 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 22nd DAY OF NOVEMBER, 2021.

Rita N. Scruggs
Rita N. Scruggs

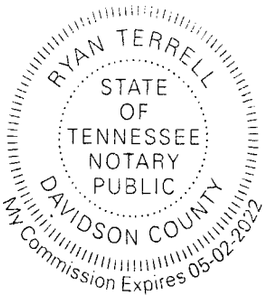
James Scott Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RITA N. SCRUGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES SCOTT SCRUGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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My Commission Expires: _____
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