WARRANTY DEED

Karen Johnson Davidson County
Batch# 764988 DEEDWARR
12/02/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20211202-0159497

BS-PR-21-419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

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)
Jason W Cruikshank and Amber R Chlysta	SWBC Mortgage Corp.	
(NAME) 419 Scott Ave	(NAME) 9311 San Pedro #100	083-02-0-180.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	
(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, **GEORGE L. ROOKER AND AMY V. ROOKER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON W CRUIKSHANK AND AMBER R CHLYSTA, 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:

Land in Davidson County, Tennessee, being parts of Lots 113 and 114 on the Plan of E.T. Browns Subdivision of Lots No. 21 to 26 inclusive in the Brownsville Addition of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the Southwest corner of Scott Avenue and Douglas Avenue as now located; thence with the Southwesterly margin of Douglas Avenue Northwestwardly 110 feet to the Easterly line of Lot No. 112; thence with said line Southwardly 110.8 feet on the Northerly margin of an alley; thence with said alley; thence Eastwardly 100 feet to the Westerly margin of Scott Avenue; thence with said avenue Northwardly 65.6 feet to the beginning.

Being the same property conveyed to George L. Rooker and Amy V. Rooker, husband and wife by Warranty deed from Betty J. Rooker, unmarried of record in Instrument No. 20161216-0132050 Register's Office for Davidson County, Tennessee, dated December 14, 2016 and recorded on December 16, 2016. (Value of consideration shown in aforementioned deed $525,000.00.) Being also known as 419 Scott Ave Nashville, Tennessee 37206.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 322, Page 91, 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: 419 Scott Ave, Nashville, Tennessee 37206.

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 24 DAY OF NOVEMBER, 2021.

George L. Rooker

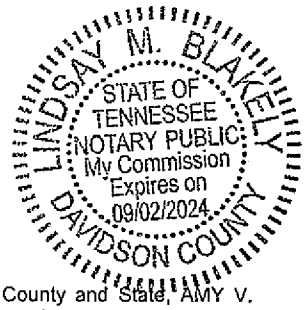
Amy V. Rooker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE L. ROOKER, 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 24th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

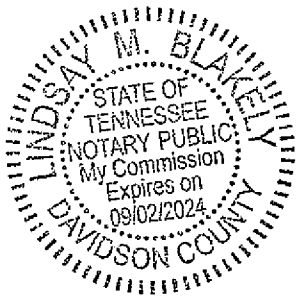


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY V. ROOKER, 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 24th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/24/2021 (date of document).

Affiant Signature

11/29/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of Nov., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202112020159497