# WARRANTY DEED

Karen Johnson Davidson County
Batch# 794289 **DEEDWARR**
01/24/2022 09:50:29 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30

20220124-0008488

T-VRES-21-1037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN C. E. BELL NOTARY PUBLIC TENNESSEE My Comm Exp. 08/11/2023 COUNTY OF CHEATHAM

**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) |
|---|---|---|
| **Amanda Kai Sugita**<br>**Kendall Danae Hays** | New owners | |
| (NAME)<br>**1037 Beech Tree Lane** | (NAME) | **171 08 0A 084.00** |
| (ADDRESS)<br>**Brentwood, TN 37027** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) | |

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, **DERYCK WIGGINS AND ENID MARY JOYCE WIGGINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA KAI SUGITA AND KENDALL DANAE HAYS, A MARRIED COUPLE,** 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 Lot No. 84 on the plan of Cottonport Plantation, Phase 2, of record in Book 6900, Pages 950 & 951, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deryk Wiggins and Enid Mary Joyce Wiggins, husband and wife, by QuitClaim Deed from Enid Mary Joyce Wiggins, of record in Instrument No. 20160428-0041332,in the Register's Office of Davidson County, Tennessee, dated April 25, 2016 and recorded on April 28, 2016.

This conveyance is subject to:

- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary of Cottonport Plantation, as recorded in Plat Book 6900, Page(s) 529.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cottonport Plantation, Phase II, as recorded in Plat Book 6900, Page(s) 950-951.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7637, Page 925 and Amendment recorded in Book 8313, Page 932 and Amended to Bylaws in Book 10775, Page 37.
- Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 7430, Page 784 and Amendment recorded in Book 7565, Page 57 and Book 7824, Page 254.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7897, Page 576.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1037 Beech Tree Lane, Brentwood, Tennessee 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 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 18 DAY OF JANUARY, 2022.

Deryck Wiggins

Enid Mary Joyce Wiggins

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERYCK WIGGINS, 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 19th of January, 2022.

Notary Public
My Commission Expires: 11/19/2025
(SEAL)

STEPHEN B. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ENID MARY JOYCE WIGGINS, 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 19th of January, 2022.

Notary Public
My Commission Expires: 11/19/2025
(SEAL)

STEPHEN B. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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