Karen Johnson Davidson County
Batch# 822172 DEEDWARR
03/14/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20220314-0029594

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $2,500,000.00

Affiant

Subscribed and sworn before me this the 7th day of March, 2022.

Notary Public
My commission expires: 5/2/2022

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michasel P. Dastugue and Cheryl L. Dastugue 2468 Abbott Martin Rd Nashville, TN 37215	Same as owner	117-13-0M 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN MOYERS WHITE JR AND DAVID ANTHONY BEST, A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL P. DASTUGUE AND CHERYL L. DASTUGUE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit A as established in the Declaration of Covenants, Conditions and Restrictions for Residence of Sugartree, a Horizontal Property Regime, of record in Instrument No. 20170112-0003732, Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to John Moyers White Jr. and David Anthony Best, a married couple, by Warranty Deed dated 03/05/2020, from Magnolia Trace Properties, LLC, of record in Instrument No. 20200306-0025317 Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2468 Abbott Martin Rd, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of March, 2022.

John Moyers White Jr

David Anthony Best

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Moyers White Jr and David Anthony Best, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2022.

My commission expires:
9-6-22

Notary Public



TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 March 7, 2022.

Signature
Date: March 7, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 7th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD