Warranty Deed

Karen Johnson Davidson County Batch# 842270 DEEDWARR 04/19/2022 03:21:42 PM 2 pgs Fees: $13.00 Taxes: $2,220.00 20220419-0045238	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 18th day of April, 2022. Notary Public My commission expires:

ADRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Charles Smith and Meredith Kathleen Mcgarvey	New Owner(s)	105-10-0K-003.00-CO
2013 Beech Avenue C		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACLYN AUGUSTUS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS SMITH, AN UNMARRIED MAN AND MEREDITH MCGARVEY, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C Bagwell Townhomes, as established under Declaration of Covenants, Conditions and Restrictions Establishing Bagwell Townhomes as a Planned Unit Development of record in Instrument No. 20150312-0021247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Kimberly M. Speciale, an unmarried woman and Christopher P. Speciale and Mary T. Speciale, husband and wife, as Tenants in common with right of survivorship by Warranty deed from John W. Fierick and Sharon A. Fierick, husband and wife of record in Instrument No. 20190220-0015510 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

Being the same property conveyed to Jaclyn Augustus, a single woman by Warranty deed from Kimberly M. Speciale, a married woman and Christopher P. Speciale and Mary T. Speciale , Husband and Wife of record in Instrument No. 20210303-0027541 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 03, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2013 Beech Avenue C, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-22-2013C

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of April, 2022.

Jaclyn Augustus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 18th day of April, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025