WARRANTY DEED

Karen Johnson Davidson County
Batch# 851342 **DEEDWARR**
05/05/2022 12:05:32 PM 2 pgs
Fees: $13.00 Taxes: $2,793.50

20220505-0052044

W-BMR-22-5816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-18-25
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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)
Mark Andrew Colgan and Taylor Rae Colgan	**JP Morgan Chase Bank, N.A.**	
(NAME)	(NAME)	
5816 Petersburg Ln	**3415 Vision Drive**	**171-08-0C-016.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Columbus, OH 43219**	
(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, **DAVID K. WARD AND DEBORAH R. WARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK ANDREW COLGAN AND TAYLOR RAE COLGAN, 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 Lot No. 16 on the Plan of Williamsburg at Brentwood, Section Two of record in Plat Book 9700, Page 692, 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 David K. Ward and Deborah R. Ward, as equal tenants in common by Quitclaim Deed to Create Tenancy in common deed from Charles Dwayne Boyd and Rhea Jeanette Boyd of record in Instrument No. 20021029-0132452 Register's Office for Davidson County, Tennessee, dated October 17, 2002 and recorded on October 29, 2002.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 692, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 9700, Page 76, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9931, Page 627, as amended in Book 10301, Page 182; Book 10640, Page 953 and Book 10853, Page 518, Register's Office for Davidson County, Tennessee.
- Charter of Williamsburg at Brentwood Homeowner's Association of record in Book 9935, Page 41, in the 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: **5816 Petersburg Ln, 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 29th DAY OF APRIL, 2022.

David K. Ward

Deborah R. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID K. WARD, 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 29th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH R. WARD, 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 29th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
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Nashville, TN 37212