Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSuke-22-4716

**Prepared By ~~& Return To~~:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2163

Karen Johnson Davidson County
Batch# 865667 **DEEDWARR**
06/01/2022 01:23:23 PM 2 pgs
Fees: $13.00 Taxes: $2,171.90

20220601-0063301

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2022

Notary Public

Commission Expires: _____

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Noah Shertzer and Megan Shertzer<br>4716 Danby Drive<br>Nashville, TN 37211 | new owners | 133-13-0-124.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Timothy McDougal and Kimberly Yvonne McDougal, husband and wife and Chris McDougal, a single man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Noah Shertzer and Megan Shertzer, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 60 on the Plan of Abbay Hall, Section 1 of record in Plat Book 2331, Page 18, 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 Michael James Velker by Warranty deed from J. Scott Daly and wife, Pamela L. Daly of record in Instrument No. 20150504-0040033 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 04, 2015. (Value of consideration shown in aforementioned deed $203,000.00.)

Being the same property conveyed to Timothy McDougal and Kimberly Yvonne McDougal and Chris McDougal by Warranty deed from Michael James Velker, an unmarried man of record in Instrument No. 20201209-0143301 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 09, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4716 Danby Drive, Nashville, TN 37211

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 23rd day of May, 2022.

Timothy McDougal

Kimberly Yvonne McDougal

Chris McDougal

STATE OF California
COUNTY OF Sacramento

On this 23rd day of May, 2022, before me personally appeared Timothy McDougal, Kimberly Yvonne McDougal and Chris McDougal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2022.

Notary Signature
My commission expires: 9/24/2023

LAURA ANNE CLARK
Notary Public - California
Placer County
Commission # 2306561
My Comm. Expires Sep 24, 2023