WARRANTY DEED

Karen Johnson Davidson County
Batch# 881801 DEEDWARR
06/30/2022 11:11:10 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20220630-0076028

B-WRE-22-1032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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)
Michael L. Wargo	New Owner	
(NAME)	(NAME)	
1722 7th Ave N. Unit A		081-16-0-245.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **KENT BASILE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL L. WARGO, UNMARRIED,** 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 the East 25 feet of Lot No. 40 and West 5 feet of Lot No. 41 on the Plan of McGavock's Town, North Nashville of record in Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 30 feet on the North side of Scovel Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kent Basile by Warranty Deed from William R. McCarty, Jr., Trustee of the William R. McCarty, Jr. Living Trust of record in Instrument No. 20180326-0027904 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 26, 2018. Kent Basile having since married. His spouse, Kristie Gogo joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 21, Page 23, 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: **1032 Scovel Street, Nashville, Tennessee 37208.**

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 28th DAY OF JUNE, 2022.

Kent Basile

Kristie Gogo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT BASILE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

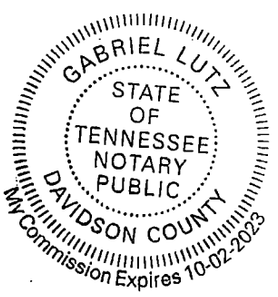


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIE GOGO, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)



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