WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Karen Johnson Davidson County
Batch# 883583 DEEDWARR
07/05/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220705-0077029

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rachel Lydia Mudd	First Community Mortgage, Inc.	Parcel ID: 120 01 0 091.00
(NAME) 1204 Vultee Boulevard	(NAME) 275 Robert Rose Drive, Suite 200	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Gug and Any Gug, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rachel Lydia Mudd, an unmarried woman**, 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:

Being Lot No. 267 on the Map of Miro Meadows, **as of record in Book 1424, Page 94** and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 267 fronts 72 feet on the northern **side of Vultee Boulevard and runs back** between lines, 168 feet on the west line, 176.6 feet on the east line to a dead **line in the rear on which it measures** 74.9 feet.

Being the same property conveyed to Freeman S. **Crawford and wife, Peggy Crawford** from Ann T. Wright by Warranty Deed dated December 2, 1998 and recorded **on December 23, 1998 in Book** 11232, Page 148 Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Gug and Any Gug, husband and wife from Freeman S. Crawford and Peggy Crawford, husband and wife by Warranty Deed dated August 17, 2021 and recorded on September 14, 2021 in Instrument No. 20210914-0123483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1204 Vultee Boulevard, Nashville, TN 37217

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 do 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.

Witness our hands this 30th day of June, 2022

John Gug

Any Gug

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John Gug and Any Gug, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2022.

Notary Public

My Commission Expires: 2/24/26

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 30, 2022**.

Date

Affiant Signature

07/01/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **1st** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY