Karen Johnson Davidson County
Batch# 883606 DEEDWARR
07/05/2022 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220705-0077067

WARRANTY DEED

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. EM-22-2678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Karen K Johnstein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah A. Scrudato and Cindy DeVos	Same As New Owner	
(NAME)	(NAME)	059-13-0-014.00
3224 Hummingbird Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brandon Adams, Trustee of The 3224 Hummingbird Dr. Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah A. Scrudato and Cindy DeVos, both unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 119 on the Plan of Treppard Heights, Section 7, of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 150 feet on the Northwesterly side of Hummingbird Drive and extends back 330 feet on the Northwesterly line and 325 feet on the Southwesterly line to a dead line measuring 106 feet there on.

Being the same property conveyed to Lester E. Ragland and wife, Jennie Sue Ragland by Warranty Deed from Gaines and Gaines Construction Company, Inc. of record in Book 3127, page 365, Register's Office for Davidson County, Tennessee, dated August 24, 1960 and recorded on August 26, 1960. (

Said Lester E. Ragland became deceased November 12, 2006, vesting Jennie Sue Ragland as surviving tenant.

Said Jennie Sue Ragland became deceased testate on or about January 29, 2008. Her Last Will and Testament being admitted to Probate as a muniment of title under Docket No 08P305 in the Seventh Circuit Court for the Twentieth Judicial District of Tennessee at Nashville, Probate Division and a copy being filed of record in Instrument No. 20080303-0021017, Register's Office for said County.

Being the same property conveyed to Brandon Adams, Trustee of The 3224 Hummingbird Dr Trust by Warranty deed from Judy Paulette Hannah, a married woman of record in Instrument No. 20220302-0023711 Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on March 02, 2022.

This is property more commonly known as 3224 Hummingbird Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 28th day of June, 2022.

The 3224 Hummingbird Dr. Trust

By: _____

Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2022, before me personally appeared Brandon Adams, Trustee of The 3224 Hummingbird Dr. Trust, 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 28th day of June, 2022.

_____

Notary Signature
My commission expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 28, 2022**.

Affiant Signature

June 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

28th day of **June**, 20 **22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

