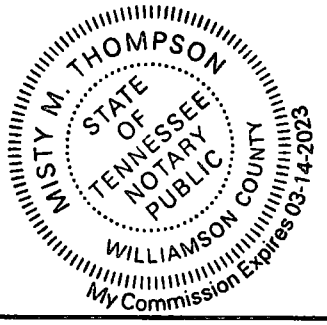
(3)

Karen Johnson Davidson County
Batch# 885263 DEEDWARR
07/07/2022 09:19:50 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20220707-0078214

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clarence Summey	Clarence Summey	060-02-0-224.00
(NAME)	(NAME)	
P.O. Box 325	P.O. Box 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	Madison, TN 37116	
(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, **Harold Suggs Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey,** 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:

Lot 212 on the Plan of Parkwood Estates, Section One, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 81.5 feet along the northerly margin of Creekwood Drive and extends back 130 feet on both sides to a line in the rear measuring 55.4 feet.

Being the same property conveyed to Herschel Taylor and wife, Margaret L. Taylor, by Warranty Deed from Roy L. Williams and wife, Marie P. Williams, dated March 7, 1973, of record in Book 4687, page 923, Register's Office for Davidson County, Tennessee. Margaret L. Taylor died; whereupon, Herschel Taylor became the sole owner of said property as the surviving tenant. AND being the same property conveyed to Brenda A. Suggs by Quitclaim Deed from Herschel Taylor Et Ux., and wife, Vinnie M. Taylor, dated November 12, 2008, of record in Instrument No. 20081118-0113715, Register's Office for Davidson County, Tennessee. Brenda A. Suggs having since died leaving Harold Suggs, Jr. as her sole heir-at-law as evidenced in Affidavit of Heirship of record in Instrument No. 20220707-0078212 and in Instrument No. 20220707-0078213 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 119; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3025 Creekwood Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of June, 2022.

Harold Suggs Jr.

Harold Suggs Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Harold Suggs Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of June, 2022.

Notary Public
My Commission Expires:

File No.: 36441

