Karen Johnson Davidson County
Batch# 890842 DEEDWARR
07/19/2022 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $13,690.00
20220719-0082637

Warranty Deed

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00. Affiant Subscribed and sworn to before me, this the 18th day of July, 2022. Notary Public My commission expires: 9/30/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ed Nash Nicola Patience Nash	New Owner	132-09-0-087.00
4402 Soper Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERRANCE J. BRUGGEMAN, TRUSTEE OF THE TERRANCE J. BRUGGEMAN FAMILY TRUST DATED JULY 29, 1998 AND DIANNE DYER, TRUSTEE OF THE DIANNE DYER TRUST DATED JUNE 4, 2002**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ED NASH AND NICOLA PATIENCE NASH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the South 141 feet of Lot No. 13 on the Map of the Re-Subdivision of certain Lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 141 feet on the Easterly side of Soper Avenue and runs back between parallel lines, along the Northerly line of Lot No. 39, 142.5 feet (erroneously referred to as Lot 3 in prior conveyance), to the West line of Lot No. 14, together with a 15 foot easement for a water main on the Westerly 15 feet of the Northerly 144 feet of Lot No. 13, as retained in the deed from Georgia L. Coles and husband, J. T. Coles, Jr., to Carl J. Batson and wife, of record in Book 1422, page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Focus Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kenneth W. Haynes and Carol A. Haynes, husband and wife of record in Instrument No. 20190710-0066953, Register's Office for Davidson County, Tennessee, dated July 09, 2019 and recorded on July 10, 2019.

Being the same property conveyed to Terrance J. Bruggeman, Trustee of Terrance J. Bruggeman Family Trust Dated July 29, 1998 and Dianne Dyer, Trustee of Dianne Dyer Trust Dated June 04, 2002 by Warranty Deed from Focus Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200721-0080116, Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 21, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4402 Soper Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2022.

Terrance J. Bruggeman Family Trust dated July 29, 1998

By: Terrance J. Bruggeman, Trustee

Terrance J. Bruggeman, Trustee

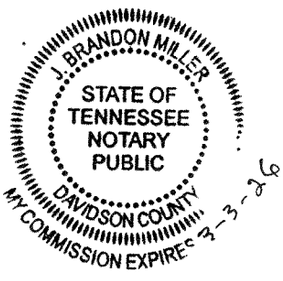
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terrance J. Bruggeman, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Terrance J. Bruggeman Family Trust dated July 29, 1998, a Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2022.

Notary Public

My Commission Expires: 3-3-26



Dianne Dyer Trust dated June 4, 2002

By: _____
Dianne Dyer, Trustee

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dianne Dyer, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Dianne Dyer Trust dated June 4, 2002, a Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of July, 2022.

_____
Notary Public

My Commission Expires: Aug 4, 2025

STANNY ZAW
NOTARY
PUBLIC
Exp. Aug. 04, 2025
CLARKE COUNTY, GA

Certificate of Authenticity

I, Kimberly Hollingshead, 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 7-18-22.

Kimberly Hollingshead, Esq.

7-18-2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of July, 2022.

Notary Signature

My Commission Expires 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON