Karen Johnson Davidson County
Batch# 902826 DEEDWARR
08/12/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20220812-0091748

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Suggs	CapStar Bank	
(NAME)	(NAME)	
132 B Woodmont Blvd.	2002 Richard Jones Rd., Ste. 300A	116 03 0N 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(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, WE, **VIRGIL J. HERRING, UNMARRIED AND ISABELE LODYGENSKY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID BRANDON SUGGS AND MARY ELIZABETH WILCOX, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Cottages of Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages of Woodmont Boulevard, a Horizontal Property Regime, of record in Instrument Nos. 20130710-0071438, as amended in Instrument No. 20160616-0061057, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Isabele L. Herring, as Trustee of the Isabele L. Herring Revocable Trust, dated July 15, 2008, by Quitclaim Deed from Isabele L. Herring and Virgil J. Herring, wife and husband, of record in Instrument No. 20200821-0094603, in the Register's Office of Davidson County, Tennessee, dated May 11, 2020, and recorded on August 21, 2020.

Being the same property conveyed to Virgil J. Herring and Isabele Lodygensky (formerly known as Isabele L. Herring), as tenants in common, by Quitclaim Deed from Isabele L. Herring, as Trustee of the Isabele L. Herring Revocable Trust, Dated July 15, 2008, of record in Instrument No. 20210929-0130575, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021, and recorded on September 29, 2021.

Isabele Lodygensky (formerly known as Isabele L. Herring) and Virgil J. Herring, as Trustees of the Isabele L. Herring Revocable Trust, Dated July 15, 2008, join in to convey any interest the Trust may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 132 B Woodmont Blvd., Nashville, TN 37205
(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 11th day of August, 2022.

VIRGIL J. HERRING

ISABELE LODYGENSKY

Isabele L. Herring Revocable Trust, dated July 15, 2008

BY: _____

VIRGIL J. HERRING, TRUSTEE

BY: _____

ISABELE LODYGENSKY (FKA ISABELE L. HERRING), TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil J. Herring and Isabele Lodygensky, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2022.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Virgil J. Herring and Isabele Lodygensky (formerly known as Isabele L. Herring),with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Isabele L. Herring Revocable Trust, Dated July 15, 2008, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 11th day of August, 2022.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 10/2/23

_____

Notary Public

Certification of Recorded Documents

I, Karen Suggs, 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 August 11, 2022.

Karen Suggs

(AFFIANT) – Karen Suggs

08/11/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 11th day of August, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY