WARRANTY DEED

LINDSAY B. PATTAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

DM-BMR-22-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 920165 **DEEDWARR**
09/22/2022 10:25:24 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20220922-0105333

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tomas Gilbert	**F&M Bank**	
(NAME)	(NAME)	**119 02 0 161.00**
94 Oriel Ave	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KYLE ANDREW AND SAVANNAH SCRUGGS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOMAS GILBERT, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 33 on the Glenrose Subdivision, Being a Part of the Emil Thoni Tract, as record in Book 1424, Page 142, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Andrews, an Unmarried Man, by Warranty Deed from Alex Lipsitz, Married, of record in Instrument No. 20111130-0093237, in the Register's Office of Davidson County, Tennessee, dated November 29, 2011 and recorded on November 30, 2011. Kyle Andrews since married Savannah Scruggs, and Savannah Scruggs hereby joins in this conveyance and does transfer any and all martial interest Savannah Scruggs may have in and to the above-described tract or parcel of land.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glenrose Subdivision, Being a Part of the Emil Thoni Tract, as recorded in Plat Book 1424, Page(s) 142.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **94 Oriel Ave, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 19th DAY OF SEPTEMBER, 2022.

Kyle Andrews by Logan as Attorney in Fact
Kyle Andrews by Logan Bell as Attorney-in-Fact

Savannah Scruggs by Logan as Attorney in Fact
Savannah Scruggs by Logan Bell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLE ANDREWS AND SAVANNAH SCRUGGS, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE ANDREWS AND SAVANNAH SCRUGGS.

Witness my hand and official seal, this the 19th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212