Karen Johnson Davidson County
Batch# 987440 DEEDWARR
04/03/2023 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20230403-0023703

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $479,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of March, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew Piper (NAME)	The Federal Savings Bank (NAME)	084-06-0-023.00
2609 Windemere Drive (ADDRESS)	4120 W. Diversey Avenue, Suite C501 (ADDRESS)	
Nashville, TN 37214	Chicago, IL 60639	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jonathan G. Dugdale,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Matthew Piper , an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled Section Five, Sunny Acres, of record in Book 3300, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN G. DUGDALE, by deed from REBECCA H. HOWARD, AN UNMARRIED WOMAN, of record as Instrument No. 20220808-0089823, dated July 29, 2022, said Register's Office.

It is hereby disclosed that the Grantor is a licensed real estate agent who is acting in his best interest in this matter. Further, the Grantor is selling this property in "AS-IS" condition with all faults, if any.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 2609 Windemere Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of March, 2023.

Jonathan G. Dugdale

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan G. Dugdale, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of March, 2023.

Notary Public
My Commission Expires: 4-26-25

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/24/23
Date

Celia Stewart Rouse
Affiant Signature

3/24/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24th day of March, 2023.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY