Karen Johnson Davidson County
Batch# 1022975 DEEDWARR
07/06/2023 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,627.30
20230706-0051475

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-PA-1911-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tennessee Revocable Trust	**New Owner**	
(NAME)	(NAME)	
204 South 11th Street		**083 14 0 168.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JESSICA H. PLAGER AND CARLOS A. NUGENT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE NASHVILLE 831405449 TRUST DATED JUNE 28, 2023,** 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. 29, on the Map of Block C, Priest Home Place Subdivision, as of record in Book 161, Page 102, Register's Office for said County.

Said Lot No. 29 fronts 50 feet on the Northerly side of Fatherland, formerly Vansinderin Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jessica H. Plager and Carlos A. Nugent, Wife and Husband, by Warranty Deed from Jacob J. Hughey and Jennifer M. Colby, Husband and Wife, of record in Instrument No. 20201203-0140654, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020, and recorded on December 03, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Block C, Priest Home Place Sudivision, as recorded in Book 161, Page 102.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1911 Fatherland Street, Nashville, TN 37206**.

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 29th day of June, 2023.

Jessica H. Plager

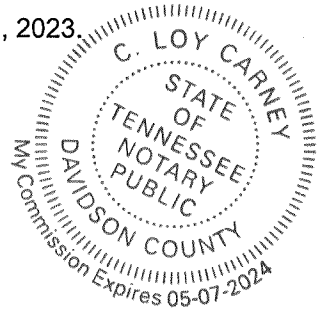
Carlos A. Nugent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2023, before me personally appeared Jessica H. Plager, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of June, 2023.

Notary Signature
My commission expires:

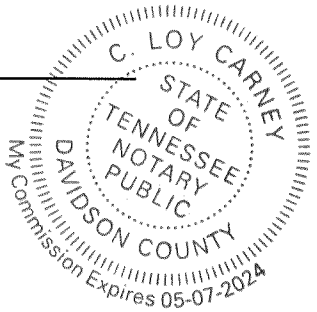


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2023, before me personally appeared Carlos A. Nugent, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of June, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 29 day of June, 2023.

Affiant Signature
Date 6-29-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON