Record & Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064143 DEEDWARR
10/24/2023 09 17 49 AM 2 pgs
Fees $13 00 Taxes $1,887 00

20231024-0083137

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 6/21/25
(AFFIX SEAL)

THOMAS I. BOTTOREE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No ST23-090758

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Joshua S Ferguson and Julie A Ferguson	SWBC Mortgage Corp	
(NAME) 7313 Autumn Crossing Way	(NAME) 9311 San Pedro Ste #100	181-10-0B-011-00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($510,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AUSTIN NEEL AND MARK NEEL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSHUA SAMUEL FERGUSON AND JULIE ANN FERGUSON, 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

Land in Davidson County, Tennessee, being Lot 11 on the Plat of Centex at Concord, Phase 1, of record in Instrument No 20051011-0122364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Patrick Webb by Quitclaim Deed from Brittany Webb, dated 07/09/2018, of record in Instrument No 20180803-0076429, Register's Office for Davidson County, Tennessee

The said Patrick Webb died intestate on 08/04/2022, leaving the said Skylar Webb, Administrator of the Estate of Patrick Webb, deceased as his/her sole heirs at law as evidenced in File No 23P546, Probate Court Clerk's Office for Davidson County, Tennessee

Being the same property conveyed to Austin Neel and Mark Neel by Substitute Trustee's Deed, dated 08/14/2023, of record in Instrument No 20230927-0075911, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐
This is improved ☒ property, known as 7313 Autumn Crossing Way, Brentwood, TN 37027
(House No) (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/our hand(s) this the 18th day of October, 2023

Austin Neel

Mark Neel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Austin Neel and Mark Neel, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th day of October, 2023

Notary Public

My Commission Expires: 9-21-27

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON