Karen Johnson Davidson County
Batch# 1078227 DEEDWARR
12/05/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231205-0093690

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $490,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2023.

Notary Public
My commission expires:

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carl & Lindsay Ferguson 600 12th Avenue 538 Nashville, TN 37203	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	132-01-0 008.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VIRGINIA B. DINKER A/K/A VIRGINIA BRADSHAW DINKER, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CARL FERGUSON AND LINDSAY FERGUSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot Nos. 1 and 2 of Block 14 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Said parts of said lots front together 95 feet on the east side of Rockdale Avenue and extend back between lines, 129.8 feet on the north line and 160 feet on the south line, to the west line of Lot No. 3 of said Block on which they measure 62.2 feet.

Being the same property conveyed to Virginia B. Dinker, unmarried, by deed dated 05/15/2009, from Tom Szell, unmarried, of record in Instrument No. 20090521-0046944, Register's Office for said County.

Virginia B. Dinker also known as Virginia Bradshaw Dinker.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4100 Rockdale Ave, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of November, 2023.

Virginia B. Dinker a/k/a Virginia Bradshaw Dinker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Virginia B. Dinker a/k/a Virginia Bradshaw Dinker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2023.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 30th day of November, 2023.

Affiant Signature

Date 11/30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

