BOX 10-A

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2317-TC

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $614,500.00.

Affiant

Karen Johnson
Batch # 1080471
12/11/2023 10:49:55 AM
Fees: $13.00 Taxes: $2,273.65

Davidson County
DEEDWARR
2 pgs

20231211-0095280

Subscribed and sworn to before me, this the 8th day of December, 2023.

Notary Public
My Commission Expires: 4/23/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David John Vigerust and Suzanne Brooke Vigerust 4904 Atwood Drive Nashville, TN 37220	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	146 07 0 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Zachary Thomas Walton, a single man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David John Vigerust and Suzanne Brooke Vigerust, 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 No. 402 on the Map of an Addition to Section One Revised, Crieve Hall Estates, as of record in Plat Book 2083, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Zachary Thomas Walton, by Warranty Deed from Ronald Edward Bloodworth, unmarried, of record in Instrument No. 20230112-0002809, in the Register's Office of Davidson County, Tennessee, dated January 12, 2023 and recorded on January 12, 2023.

Being the same property conveyed to Ronald Edward Bloodworth, by Quitclaim Deed from Charles Douglas Bloodworth, Devisee under the Last Will and Testament of Willie Mai D. Bloodworth, also known as Willie Mai Bloodworth, of record in Instrument No. 20040726-0089246, in the Register's Office of Davidson County, Tennessee, dated July 12, 2004 and recorded on July 26, 2004.

Being the same property conveyed to Ronald Edward Bloodworth, by Quitclaim Deed from Karen Leanne Bloodworth Low, Devisee under the Last Will and Testament of Willie Mai D. Bloodworth, also known as Willie Mai Bloodworth, of record in Instrument No. 20040726-0089245, in the Register's Office of Davidson County, Tennessee, dated July 01, 2004 and recorded on July 26, 2004.

Being the same property conveyed to Ronald Edward Bloodworth, by Quitclaim Deed from Donald Lee Bloodworth, Devisee under the Last Will and Testament of Willie Mai D. Bloodworth, also known as Willie Mai Bloodworth, of record in Instrument No. 20040726-0089244, in the Register's Office of Davidson County, Tennessee, dated July 01, 2004 and recorded on July 26, 2004.

Being the same property conveyed to Charles H. Bloodworth, Jr., and wife, Willie Mai D. Bloodworth, by Warranty Deed from John B. Downey and wife, Miriam E. Downey, of record in Book 2440, Page 511, in the Register's Office of Davidson County,

Tennessee, dated July 01, 1955 and recorded on July 14, 1955. The said Charles H. Bloodworth, Jr. having died since June 10, 1999, leaving his wife, Willie Mai D. Bloodworth as the surviving tenant by the entireties. Willie Mai D. Bloodworth died testate on March 29, 2004, devising the subject property to his children, Donald Lee Bloodworth, Ronald Edward Bloodworth, Karen Leanne Bloodworth Low and Charles Douglas Bloodworth. See Probate Case No. 04P812, filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, at Nashville on May 06, 2004.

This is improved property located at: **4904 Atwood Drive, Nashville, TN 37220**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2023.

GRANTOR:

Zachary Thomas Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zachary Thomas Walton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2023.

Notary Public
My Commission expires: 10-4-27

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY