Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-5081

Karen Johnson
Batch # 1138718
05/23/2024 03:02:26 PM
Fees: $13.00 Taxes: $1,191.40

Davidson County
DEEDWARR
2 pgs

20240523-0038609

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249345

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $322,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21st day of May, 2024.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires:

WARRANTY DEED

THIS INDENTURE, made this 21st day of May, 2024, among:

WILLIAM SUGG, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

MATTHEW MCINERNEY, A MARRIED PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot 1, Final Plat of Sugg-Ingram Subdivision as shown on plat of record in Instrument No. 20231204-0093285, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William Sugg, unmarried by Warranty Deed from Joseph M. Ingram and wife, Wendy M. Ingram dated August 24, 2023 and filed of record in Instrument No. 20230829-0067724, Register's Office for Davidson County, Tennessee.

And also being a being a portion of the same property conveyed to William Sugg, unmarried by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated November 30, 2022 and filed of record in Instrument No. 20230829-0067724, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William Sugg

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William Sugg, the within named bargainor(s), 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 21st day of May, 2024.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires:_____

Owner Name & Property Address:
Name: Matthew McInerney
Address: 5081 Clarksville PK
City, State, Zip: Whites Creek, TN 37189

Responsible Party For Taxes:
Name: Same as New Owner
Address: _____
City, State, Zip: _____

Tax ID: 039--064.00 & P/O 065.00

VERSION: January 2019