Prepared by:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No. 581-21

Karen Johnson Davidson County
Batch# 731280 DEEDWARR
10/07/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,101.60
20211007-0134718

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,000.00

Amanda Ufner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF OCTOBER, 2021

Notary Public
My Commission Expires: 7-17-22

Address of New Owner	Send Tax Bills To:	
Britney L. Ruegsegger 6272 Pettus Road Cane Ridge, TN 37013	Stockton Mortgage Corp. 88 C. Michael Davenport Blvd Frankfort, KY 40601	Map/parcel: 181-00-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Marjorie Pruitt, a single woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Britney L. Ruegsegger, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), its/their/his/her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Rutherford COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, and being described according to a survey of J. Bruce Rainey, Surveyor, #823, dated October 21, 1986, and known as Job No. 86-817, more particularly described as follows:

BEGINNING at an iron pin set on the southerly margin of Pettus Road; said point of beginning being the Northeast corner of this tract and also being the Northwest corner of the J. C. Peach Property of record in Book 3505, Page 316, Register's Office, Davidson County, Tennessee; thence leaving the margin of said Pettus Road S 03 degrees 35' 00" E 1542.00 feet to an iron pin; thence N 85 degrees 13' 21" W 244.36 feet to an iron pin; thence severing the said Crabtree property N 00 degrees 29' 17" W 1476.28 feet to an iron pin set on the southerly margin of Pettus Road; thence with the margin of said Pettus Road as follows: N 86 degrees 30' 00" E 10.70 feet to an iron pin; thence N 81 degrees 45' 00" E 67.00 feet to an iron pin; thence N 73 degrees 17'

02" E 50.40 feet to an iron pin; thence 62 degrees 52' 35" E 38.70 feet to the point of beginning, containing 6.97 acres more or less.

BEING the same property conveyed to Benton Pruitt and wife, Marjorie Pruitt, by Warranty Deed from Kelcie Joyce Buchanan and Sally Ann Searcy, Co-Executrices of the Estate of Eva Jewel Crabtree, deceased, and as devisees under the Will of Eva Jewel Crabtree, dated 11/12/1986 and filed for record in Book 7040, Page 383, in the Register's Office for Davidson County, Tennessee. The said Benton Pruitt having since died on July 11, 2009, thereby vesting subject property in Marjorie Pruitt as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 7040, Page 383, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 6272 Pettus Road, Cane Ridge, TN 37013

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), his/her/their/its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of October, 2021

Marjorie Pruitt

Marjorie Pruitt

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Marjorie Pruitt**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2021.

Notary Signature
My commission expires: 7/21/22

EDWARD P HUNSBERGER SR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, 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 October 4, 2021 (date of document).

Date: October 5, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of October, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON