NEW OWNER:

SG HOLDING INC.
413 RIDGECREST LANE
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

Same

Map & Parcel 07510004700

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1560

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 733639 DEEDWARR
10/11/2021 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20211011-0136353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAMELA TUGGLE GARRETT, WILLIAM DAVID TUGGLE and ROBERT STEPHEN TUGGLE,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **SG HOLDING INC., a Tennessee corporation** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 211 on the Plan of Hermitage Estates, as shown on the plat of the same of record in Plat Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said lot fronts 101 feet on the southerly side of Belinda Drive, and runs back 198.2 feet on the westerly line and 142 feet on the easterly line, to a dead line in the rear on which it measures 114.55 feet.

Being the same property conveyed to ROBERT M. TUGGLE and wife, MARGARET W. TUGGLE, by virtue of a Warranty Deed from M.T. Melvin and wife, Mary T. Melvin, dated April 11, 1963, and recorded in Book 3533, Page 585, in the Register's Office for Davidson County, Tennessee. Robert M. Tuggle and Margaret W. Tuggle remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Robert M. Tuggle on September 19, 1988; therefore, Margaret W. Tuggle is the surviving tenant by the entirety

to the property herein. Margaret W. Tuggle a/k/a Margaret Williams Tuggle Everett is now deceased, having died unmarried and intestate on March 29, 2021 in Davidson County, Tennessee. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 20210819-0112379, Register's Office for Davidson County, Tennessee, whereby it sets forth her heirs-at-law as her three children: Pamela Tuggle Garrett, William David Tuggle and Robert Stephen Tuggle.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **304 BELINDA DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, pages 70 and 71, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of October, 2021.

Pamela Tuggle Garrett
PAMELA TUGGLE GARRETT

William David Tuggle
WILLIAM DAVID TUGGLE

Robert Stephen Tuggle
ROBERT STEPHEN TUGGLE

By: Pamela Tuggle Garrett, Attorney In Fact
Pamela Tuggle Garrett, Attorney in Fact pursuant to Power of Attorney of record in Instrument No. 202110110136352, RODC, Tennessee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAMELA TUGGLE GARRETT and WILLIAM DAVID TUGGLE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **PAMELA TUGGLE GARRETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ROBERT STEPHEN TUGGLE,** the within-named bargainor, as the free act and deed of the said **ROBERT STEPHEN TUGGLE.**

WITNESS my hand and official seal at office, this 1st day of October, 2021.

NOTARY PUBLIC

My commission expires:_____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of October, 2021.

NOTARY PUBLIC

My commission expires: 03/26/2025

DESIREE SAILEMA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

Tennessee Certification of Electronic Document

I, Shannon Carter, 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 10/01/21 (date of document).

Affiant Signature

10/05/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 03/26/2025

NOTARY'S SEAL

