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 $545,000.00.

Affiant

Subscribed and sworn before me this the 22 day of February, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
PHARMHOUSE TRUST PO Box 7 Richwood, OH 43344	New Owner	127-00-0 030.00

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, BRITNEY RUEGSEGGER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey MELISSA STEPHENSON, TRUSTEE OF THE PHARMHOUSE TRUST, A REVOCABLE TRUST DATED FEBRUARY 9, 2022, 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:

A parcel or tract of land located in the 9th Civil District of Davidson County, Tennessee on the South side of U.S. Highway #70 and being all of a 2 acre tract of record in Book 1449, Page 447, and a small portion of tract #4 of record in Book 735, Page 610, as indicated on plat R.O.D.C., Tennessee and surveyed the 12th day of March, 1963 by S.H. Hutchinson as follows:

BEGINNING at an iron stake, the Northeast corner of the 2 acre tract in Southerly line of tract #4; thence North 0 degrees 30 minutes East 36.5 feet to a stake on the South margin of Highway #70; thence with south margin of Highway, South 84 degrees West passing a corner of the 2 acre tract at 198.5 feet, in all 313 feet to a stake on the South margin of Highway; thence leaving Highway going South 4 degrees East 292 feet to a stake in a field; thence North 89 degrees 30 minutes East 249 feet to an iron stake; thence North 20 degrees East 125 feet to an iron stake; thence North 0 degrees 30 minutes East 155 feet to the point of beginning, containing 2.08 acres more or less.

TOGETHER with an easement for driveway purposes (together with the right to maintain and/or repair), appurtenant to said 2.08 acres, over and across that portion of the Easterly 2.40 feet, more or less, of the property lying West of and adjacent to said 2.08 acres, which is being used for driveway purposes on February 26, 1993.

Being the same property conveyed to Britney Ruegsegger, unmarried, by Warranty Deed from Shaun Gross, unmarried, dated 8/26/2020 and recorded 8/31/2020 in Instrument No. 20200831-0098548, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8435 Highway 70 S, Nashville, TN 37221.

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.

Karen Johnson Davidson County
Batch# 809786 DEEDWARR
02/23/2022 10:13:55 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20220223-0020391

Witness my hand this the 22 day of February, 2022.

Britney Ruegsegger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Britney Ruegsegger, 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 22 day of February, 2022.

My commission expires:

Notary Public

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY