Karen Johnson Davidson County
Batch# 912767 DEEDWARR
09/06/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220906-0099843

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#4219-D3A

ADDRESS NEW OWNER:
Lawrence S. Cram
1620 Thomas Street
Englewood, FL 34223

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

Parcel ID:
097-08-0A-021.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jenny Delaney Tuggle, a single woman, and Earl Frank Tuggle, Sr. and Joann Michelle Tuggle, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Lawrence S. Cram and Dorothy A. Cram, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. D-3 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6639, Page 468, together with joinder Agreements of record in Book 6691, page 308-314, as corrected and amended in Book 7025, Page 380, Book 7367, Page 272, and Book 10322, Page 682, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jenny Delaney Tuggle, a single woman, and Earl Frank Tuggle, Sr. and Joann Michelle Tuggle, husband and wife by Deed dated November 23, 2020 from Jean Kelso, an unmarried woman, of record in Instrument Number 20201130-0139126, Register's Office for Davidson County, Tennessee.

This is improved property known as 117 Lake Chateau Drive, Hermitage, TN 37076. Possession is to be given on September 6, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 6th day of September, 2022.

Jenny Delaney Tuggle
Jenny Delaney Tuggle

Earl Frank Tuggle, Sr.
Earl Frank Tuggle, Sr.

Joann Michelle Tuggle
Joann Michelle Tuggle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jenny Delaney Tuggle, a single woman, and Earl Frank Tuggle, Sr. and Joann Michelle Tuggle, husband and wife,** the bargainors, 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 6th day of September, 2022.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$265,000.00**.

AFFIANT

Subscribed and sworn to before me on this 6th day of September, 2022.

NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.9.2025

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 September 6, 2022.

John M. Lee, Attorney

Date: September 6, 2022

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6th day of September 2022.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY