Karen Johnson Davidson County
Batch# 1005134 DEEDWARR
05/18/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20230518-0037468

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $234,000.00

Affiant

Subscribed and sworn to before me, this 16 day of May, 2023.

Notary Public
My commission expires: 11-2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Willis Pugh **Charlisa Pugh**	**Ascend Federal Credit Union**	**033040A00900CO**
9 Rolling Meadows Dr	**PO BOX 1210**	
Goodlettsville, TN 37072	**Tullahoma, TN 37388**	

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 9 Rolling Meadows Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Willis Pugh and Charlisa Pugh, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 9, on the Plat of Rolling Meadows, Phase One, Section One, as shown on Plat of Record in Plat Book 6250, Page 504, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Brandon Adams, Trustee of The 9 Rolling Meadows Dr Trust, by Warranty Deed from James McCool, Jr., dated January 12, 2023, of record in Instrument No. 20230113-0003016, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed unto Larry E. Bess and Patty S. Bess, a married couple, their heirs and assigns, forever, by Warranty Deed from Jefferey B. Hubanks and Barbara J. Hubanks, dated October 16, 2017, recorded in Instrument No. 20171127-0120419, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated 8/6/21 of record in Instrument No. 20210416-0050826, said Register's Office, Larry E. Bess and Patty S. Bess, a married couple, conveyed subject property to James M. McCool, Jr., an unmarried man.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 9 Rolling Meadows Dr, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

_____ Date: 5-16-23

The 9 Rolling Meadows Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 9 Rolling Meadows Dr Trust and that he is authorized by The 9 Rolling Meadows Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 16 day of May, 2023.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Jennifer Russell, 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 5/16/23.

Date

Jennifer Russell

Affiant Signature

5/18/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of May, 2023.

Notary's Signature

My Commission Expires: 6/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.