20231251R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $800,000 00 Affiant Subscribed and sworn to before me, this the 19 day of July, 2023 Notary Public My commission expires _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 1028601 **DEEDWARR**
07/20/2023 10 41 32 AM 2 pgs
Fees $13 00 Taxes $2,960.00
20230720-0055925

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Information for Reference Purposes
Stephen Rusch and Courtney Rusch	New Owner	**033 10 0 011.00**
335 Northwind Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pleasant Hills Properties, LLC, a South Carolina limited liability company

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

Stephen Rusch and Courtney Rusch, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 9 on the Plan of Final Plat of Section One, Ridge Mont Estates of record in Plat Book 5050, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Michael Valdes, an unmarried man, by Warranty deed from Faye D Carnahan of record in Instrument No 20220712-0080120 Register's Office for Davidson County, Tennessee, recorded July 12, 2022

Being the same property conveyed to Pleasant Hills Properties, LLC, by QuitClaim deed from Michael Valdes, an unmarried man, of record in Instrument No 20230425-0030398 Register's Office for Davidson County, Tennessee, recorded April 25, 2023

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee

This is improved (_X_) unimproved (____) property known as 335 Northwind Drive, Goodlettsville, TN 37072

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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

WITNESS MY/OUR HANDS EFFECTIVE AS OF 17th day of July, 2023

Pleasant Hills Properties, LLC

By Harold W. Wiegel - MEMBER
Harold W Wiegel, Member

By Carol A Wiegel - member
Carol A. Wiegel, Member

STATE OF ~~TENNESSEE~~ PG South Carolina)
)
COUNTY OF ~~WILLIAMSON~~ PG Horry)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Harold W Wiegel and Carol A. Wiegel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be all the members of Pleasant Hills Partners, LLC, a South Carolina limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 17th day of July, 2023

My Commission Expires July 5, 2029

Paula A. Graham
Notary Public

PAULA A GRAHAM
Notary Public
State of South Carolina
My Commission Expires Jul 5, 2029