Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.** **Affiant** Subscribed and sworn to before me, this **20th day of July, 2023** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1029124 **DEEDWARR**
07/21/2023 10 56 58 AM 2 pgs
Fees $13 00 Taxes $1,720 50

20230721-0056324

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address of New Owner(s) as follows.	Send Tax Bills To	Map-Parcel Numbers
James S. Lugge and Christina M. Lugge **6008 Hillsboro Pike** **Nashville, TN 37215**	**New Owner**	**161-10-0A-060.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Robert Alfred Ferguson and Lanee Shanel Ferguson, Trustees of The Ferguson Family Living Trust dated July 17, 2022**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **James S. Lugge and Christina M. Lugge, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being all of Lot No. 79, Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert A. Ferguson and Lanee S. Ferguson by Warranty deed from Andrew Bozeman, Married of record in Instrument No. 20110627-0048746 Register's Office for Davidson County, Tennessee, dated June 22,2011 and recorded on June 27, 2011. (Value of consideration shown in aforementioned deed $183,230.00.)

Being the same property conveyed to Robert Alfred Ferguson and Lanee Shanel Ferguson, as trustees of the Ferguson Family Living Trust dated July 17, 2022 by Quitclaim deed from Robert A. Ferguson and Lanee S. Ferguson, husband and wife of record in Instrument No. 20220811-0091216 Register's Office for Davidson County, Tennessee, dated July 17, 2022 and recorded on August 11, 2022. (Value of consideration shown in aforementioned deed $0.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved ( ) property known as **5329 Village Way, Nashville, TN 37211**

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

Witness my/our hand(s) this **20th day of July, 2023.**

The Ferguson Family Living Trust dated July 17, 2022

By: _____ TRUSTEE
Robert Alfred Ferguson, Trustee

By: _____, Trustee
Lanee Shanel Ferguson, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of July, 2023, before me personally appeared Robert Alfred Ferguson and Lanee Shanel Ferguson, Trustees of The Ferguson Family Living Trust dated July 17, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of July, 2023.

_____
Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM EXPIRES 5/20/2025