Karen Johnson Davidson County
Batch# 1059959 DEEDWARR
10/12/2023 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231012-0079944

Chrissy Henderson, Register
Cheatham County Tennessee
Rec #: 255265 Instrument #: 236836
Rec'd: 15.00 Recorded
State: 1180.30 6/6/2023 at 2:37 PM
Clerk: 1.00 in Record Book
Other: 2.00 617
Total: 1198.30 Pages 1429-1431

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $319,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this 2nd day of June, 2023.

Julie Bailey
Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kurt L. Wangsnes	New Owner	086-011.00 and
118 16th Avenue South, Ste. 4		099-00-0-003.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Angela Pruter and Ian Pruter, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kurt L. Wangsnes, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Cheatham County, Tennessee, described as follows, to-wit:

Real Estate situated in Cheatham County, Tennessee, and described as:
Beginning at a stake Alvie Adams' southeast corner; thence with Alvie Adams' line, North 89 degrees West 623 feet to a stake; thence South 210 feet to a stake; thence South 89 degrees East 623 feet to a stake in the East line of Ed Henry's 12-1/2 acre tract, of which this is a part; thence North with Ed Henry's East line of the 12-1/2 acre tract 210 feet to the point of beginning, containing 3 acres, more or less.

Together with the right to way to the land hereby conveyed from the Old Charlotte Pike as stated in Warranty Deed of record in Book 339, Page 468, Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to Angela Pruter and Ian Pruter, wife and husband by Warranty Deed from James H. Ruggles, unmarried of record in Book 586, page 1569, Register's Office for Cheatham County, Tennessee, dated June 24, 2021 and recorded on June 25, 2021. Also, being recorded on July 8, 2021 in Instrument No. 20210708-0091846, Register's Office for Davidson County, Tennessee.

This is improved property known as **8527 Old Pond Creek Rd, Pegram, TN 37143-9403.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Cheatham County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of June, 2023.

Angela Pruter

Ian Pruter

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Angela Pruter and Ian Pruter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of June, 2023.

Notary Public
My Commission Expires: 3.25.27

Gregory D. Vadner State of Tennessee Notary Public Sumner County

Lenders Title Company File No. 23-000068-626

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 2, 2023 (date of document).

Affiant Signature

October 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023