WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 05.21.2025
(AFFIX SEAL)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Terrance J Bruggeman Trustee of Terrance J. Bruggeman Family Trust dated July 29, 1988 as amended	New owner	Parcel ID: 117-11-0-094.00-000
(NAME)	(NAME)	
3446 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Lee Cantrell and Valerie Maguire Cantrell, Trustees of the Cantrell Community Property Trust U/A Dtd. 01/7/22**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terrance J Bruggeman Trustee of Terrance J. Bruggeman Family Trust dated July 29, 1988 as amended**, 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. 3 on the Plan of a Subdivision of Lots 195, 220, and 221 on the North Part of Noel's Subdivision of Watkins Grove, as of record in Plat Book 9700, page 12, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Chris Cantrell, By Warranty Deed from Charles W. Fawcett, III, and Dorothea R. Fawcett, married dated August 25, 2021 recorded August 30, 2021, of record as Instrument No. 20210830-0116868 Register's Office for Davidson County, Tennessee.

Also being a portion of a property conveyed to Christopher Lee Cantrell and Valerie Maguire Cantrell, Trustees of the Cantrell Community Property Trust U/A Dtd. 01/7/22, By Quitclaim Deed from Christopher Lee Cantrell and

Karen Johnson Davidson County
Batch# 1062581 DEEDWARR
10/19/2023 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $9,805.00
20231019-0081852

Valerie Maguire Cantrell dated January 17, 2023 recorded February 28, 2023, of record as Instrument No. 20230228-0014172 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3446 Golf Club Lane, Nashville, TN 37215

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 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 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.

The Cantrell Community Property Trust U/A Dtd. 01/17/22

BY: _____
Christopher Lee Cantrell, Trustee

STATE OF TENNESSEE
COUNTY OF DeKALB

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Christopher Lee Cantrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Trustee of The Cantrell Community Property Trust U/A Dtd. 01/17/22, the bargainor, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as such Trustee

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Smithville, Tennessee, on this the 3 day of October, 2023.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/26

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

Certificate of Authenticity

I, Holly Ray, 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 10/03/23.

Date

Holly Ray

Affiant Signature

10/04/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY