# WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **190,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 26th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 6-29-2027
(Affix Seal)

Karen Johnson Davidson County
Batch# 1064863 **DEEDWARR**
10/26/2023 10:10:50 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20231026-0083785

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Dallas Reynolds Realtor, Inc.** | | |
| **8425 White Creek Pike** | **Same as Owner** | **004-00-0-169.00** |
| **Joelton, TN 37080** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED,WE, **Theresa Dugger Reynolds, inidividualy and as Executrix of The Estate of George Burton Dugger, Jr , deceased filed under case #23P1000, in the Circuit Court of Davidson County, Tennessee (Probate Division),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Dallas Reynolds Realtor, Inc.** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 8425 White Creek Pike, Joelton, Joelton, TN 37080. Said property is being described as follows:

BEGINNING at an iron pin at about the center of a right of way, said pin being the most Northeast corner of this tract and the most Northwest corner of a tract of land owned by W.M. Adcock whose deed is found in Deed Book 682, Page 594, Register's Office for Davidson County,Tennessee, said pin being approximately 565 feet from the right of way of Whites Creek Pike and containing as follows: with the line of Adcock S 2 deg. 2' 5" W, 511.5 feet to a stone in the line of H.T. Wheeler, Jr., thence S 83 deg. 5' 25" W, 280 feet to an iron pin in the line of Wheeler, thence with a new line N. 15 deg. 45' 39" E 545.59 feet to an iron pin in the said right of way and in the line of Sue Garrett Suter, thence with the said right of way N 82 deg. 23' 15" E, 150.0 feet to the point of beginning, containing2.49 acres as per survey by Jack L. Head RLS Tenn. No. 670, dated August 22, 1990, and being a portion of the land conveyed to George Dugger, Sr. and Wife, Emma Lou Dugger, by Estella Dugger Reeder and Idella Dugger Thompson, heirs at law of Minnie Martin, by deed of record in Deed Book 2203, Page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Dugger Jr. and Wife Carolyn Dugger by Quitclaim Deed from George Dugger Sr. and Wife Emma Lou Dugger dated 09/13/1990 and filed for record on 09/19/1990 of record in Book 8198, Page(s) 850-851, said Register's Office for said County. The said George Dugger, Jr. died on 4/19/2023, predeceased by his wife, Carolyn Dugger who died on 03/26/2020 and by the said Last Will and Testatment of George Burton Dugger, Jr. under Case #P1000 in the Circuit Court of Davidson County, Tennessee, filed 05/18/23, he named the said Theresa Reynolds as Executrix under said Last Will and Testatment and as his devisee of said proprety. The said Threesa Dugger Reynolds and Theresa Reynolds, being one and the same persons.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX ) Property, known as **8425 White Creek Pike, Joelton, TN 37080**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Witness our hands this 20 day of September, 2023.

Theresa Dugger Reynolds, Executrix

**Theresa Dugger Reynolds, Executrix of the**
**Estate of George Burton Dugger, Jr. deceased**
and individually

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally Appeared **Theresa Dugger Reynolds**, with whom I am personally acquainted and who HIS/HER oath(s) acknowledged **HERSELF** to be the Esecutrix of the **The Estate of Georger Burton Dugger, Jr.** , deceased dated **06/08/2023,** the within named bargainer, and the **SHE** as such ~~Trustee~~ Executrix being authorized so to do, execute the foregoing instrument for the purpose herein contained

Witness my hand and official seal this 20 day of September, 2023.

Commission Expires: 10-29-2027

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Teresa Dugger Reynolds, with whom I am personally acquainted and who acknowledged that such person (or persons) executed the same as such person's (or persons) free act and deed.

Witness my hand, at the office, this date 9-20-23.

Notary Signature

My Commission Expires: 10-29-27

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY