Karen Johnson Davidson County
Batch# 1087220 DEEDWARR
01/02/2024 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20240102-0000060

Name and Address of New Owner:
Stephen Lampley, Cory Lampley, and Matthew Ryan Lampley
8532 Old Charlotte Pike, Pegram, TN 37143

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100, Franklin, TN 37067

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-2590-KS

Map & Parcel No: 112 00 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James H. Ruggles, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Cory Lampley, an unmarried man, Matthew Ryan Lampley, an unmarried man, and Stephen Lampley, an unmarried man, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, beginning in the southeast corner of C. W. Holland's property; thence North 3 degrees East 130 feet to the center of Pond Creek Road; thence along center of Pond Creek Road, North 35 degrees East 95 feet; thence North 23 degrees 30 minutes East 348 feet; thence North 38 degrees 30 minutes East, 460 feet; thence North 7 degrees West 176 feet; thence North 18 degrees East 144 feet, thence North 20 degrees East 235 feet to a point in Pond Creek Road; thence leaving said road South 2 degrees 30 minutes West 1.221 feet to center of Old Charlotte Pike; thence along center of said pike South 76 degrees 30 minutes West 130 feet, thence South 72 degrees West 485 feet to point of beginning, containing 7.75 acres, more or less.

Being the same property conveyed to James H. Ruggles and wife, Theresa Ruggles by deed from Clarence John Ruggles and wife, Cathy E. Ruggles of record in book 10323, page 990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Ruggles by Deed dated February 11, 1999 from Theresa A. Ruggles, recorded February 16, 1999, in Book 11341, Page 152, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 8532 Old Charlotte Pike, Pegram TN 37143

This Conveyance Is Made Subject To: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all assessments, covenants, bylaws, restrictions,

declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28 day of December, 2023.

James H. Ruggles (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of December, 2023, before me personally appeared James H. Ruggles, 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 28 day of December, 2023.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of December, 2023.

Notary Signature
My commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 12-28-23

Kathy Smith
Affiant Signature

12-28-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 28, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

