WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires on 03/16/2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on 03/07/24.

NOTARY PUBLIC

My Commission Expires: 03-16-26

Karen Johnson
Batch # 1121663
04/11/2024 10:32:27 AM
Fees: $13.00 Taxes: $1,572.50

20240411-0025749

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-1005

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ethan J. Waggoner 1005 Jasperson Drive Madison, TN 37115	NEW OWNER 1005 Jasperson Dr. Madison, TN 37115	052 07 0 083.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hugh H Wingett, Jr., an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ethan J. Waggoner, single, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Madison Heights, Section 2, Part 4, as of record in Book 2133, Page 106, Register's Office for said County, to which Plan reference is here made for a complete description.
>
> Being the same property conveyed to Hugh H. Wingett, Jr. and wife, Jane L. Wingett by Warranty Deed from J. Murray Stokely and wife, Beverly W. Stokley, of record in Book 4823, Page 841, Register's Office for Davidson County, Tennessee, dated June 10, !974 and recorded June 11, 1974.
>
> Jane L. Wingett having since died on or about October 15, 2022, leaving Hugh H. Wingett, Jr. as the surviving tenant by the entirety.
>
> This is improved property known as 1005 Jasperson Drive, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 03/07/24.

Hugh H. Wingett Jr. By Debra L. England attorney-in-fact
Hugh H Wingett, Jr.
By: Debra L. England, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra L. England, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Hugh H Wingett, Jr. and is authorized by Hugh H Wingett, Jr. to execute this instrument on behalf of Hugh H Wingett, Jr.

Witness my hand and official seal on 03/07/24.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY