Prepared by:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr, #103
Murfreesboro, TN 37129
File No: BOR24270

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2024

Notary Public
My Commission Expires: 5.9.26

MELISSA SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1159410 DEEDWARR
07/17/2024 03:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,119.25
20240717-0053982

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Britney Ruegsegger 6278 Pettus Road Nashville, TN 37013	New Owner	Map/parcel: 181-00-0-191.00

WARRANTY DEED

FOR AND IN 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, I/WE

Joel E. White and Betty A. White and Ben A. Pruitt and Anne M. Lamb, as the Heirs-at-Law of the Estate of Marjorie Pruitt and Joel E. White and Ben A. Pruitt, as Co-Trustees of The M.O. Pruitt Revocable Living Trust

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Britney Ruegsegger, a single woman

HEREINAFTER CALLED THE GRANTEE(S), her 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 and being described according to a survey of J. Bruce Rainey, Surveyor #823, dated October 21, 1986, and known as Job No. 86-817, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Pettus Road; said point of beginning being the NW corner of this tract and also being the NE corner of the Bobby Dee Benningfield Property of record in Book 4914, Page 667, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Pettus Road S 87°26'01" E 31.00 feet to a iron pin; thence N 88°18'16" E 66.70 feet to an iron pin; thence S 86°30'00" E 52.30 feet to an iron pin; thence leaving the margin of said Pettus Road and severing the Crabtree Property of which this is a part S 00°29'17" E 1476.28 feet to an iron pin; thence with Crabtree's original southerly line N 85°13'21" W 244.36 feet to an iron pin; thence N 02°43'59" E 550.00 feet to an iron pin; thence N 19°40'59" E 22.00 feet to an iron pin; thence N 03°08'59" E 73.00 feet to an iron pin; thence N 00°46'01" W 136.00 feet to an iron pin; thence N 03°33'59" E 360.00 feet to an iron pin; thence N 33°43'59" E 108.00 feet to an iron pin; thence N 17°01'01" W 136.00 feet to an iron pin; thence N 01°38'59" E 94.00 feet to the point of beginning.

Being the same property conveyed to Marjorie Pruitt, a widow by QuitClaim Deed from Betty A. White and husband, Dave R. Neal, dated 4/20/2012 and filed for record in Instrument No. 20120426-0035667, in

the Register's Office for Davidson County, Tennessee. The said Marjorie Pruitt, aka Marjorie Grace Pruitt and aka Marjorie Oldham Pruitt, died on April 7, 2024 leaving Joel E. White and Betty A. White and Ben A. Pruitt and Anne M. Lamb as the Heirs-at-Law of the Estate of Marjorie Pruitt (see Affidavit of Heirship of record in Instrument No. 202407170053979) and Joel E. White and Ben A. Pruitt, as the Co-Trustees of The M.O. Pruitt Revocable Living Trust created under the un-probated Last Will and Testament of Marjorie O. Pruitt.

Being the same property conveyed to Benton Pruitt and wife, Marjorie Pruitt and Betty A. White and husband, Dave R. Neal by Warranty Deed from Moumina deSouza, unmarried, dated 11/29/2007 and filed for record in Instrument No. 20071130-0138986, in the Register's Office for Davidson County, Tennessee. The said Benton Pruitt died on July 11, 2009 leaving Marjorie Pruitt as the fee simple owner of his interest in subject property as the surviving tenant by the entirety.

Subject to Deed Restrictions of record in Book 7040, Page 393, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 6278 Pettus Road, Antioch, TN 37013

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(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of July, 2024.

Joel E. White

Betty A. White by Joel E. White, Attorney-in-Fact

Ben A. Pruitt

Anne M. Lamb by Ben A. Pruitt, Attorney-in-Fact

Joel E. White
Co-Trustee of The M.O. Pruitt Revocable Living Trust

Ben A. Pruitt
Co-Trustee of The M.O. Pruitt Revocable Living Trust

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Joel E. White and Ben A. Pruitt, as Heirs-at-Law of The Estate of Marjorie Pruitt**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2024.

Notary Public
My Commission Expires:

MARY HAAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 16, 2027

State of Tennessee
County of Rutherford

On this 16th day of July, 2024, before me, the undersigned Notary Public for the County and State aforesaid, personally appeared **Joel E. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Betty A. White**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 202407170053980, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 16th day of July, 2024.

Notary Public
My Commission Expires:



State of Tennessee
County of Rutherford

On this 16th day of July, 2024, before me, the undersigned Notary Public for the County and State aforesaid, personally appeared **Ben A. Pruitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Anne M. Lamb** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 202407170053981, Register's Office for Davidson County, Tennessee.

Witness my hand and Official seal this 16th day of July, 2024.

Notary Public
My Commission Expires:



STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Joel E. White and Ben A. Pruitt, as Co-Trustees of The M.O. Pruitt Revocable Living Trust**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2024.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-16-24 .

Affiant Signature 7-16-24 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON