Karen Johnson Davidson County
Batch# 1205263 DEEDWARR
11/14/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20241114-0088730

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. DH-24-7901

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2024

Notary Public

MY COMMISSION EXPIRES 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Pugh	New Owner	
(NAME)	(NAME)	
934 Old Fountain Court	Property Address	064-12-0A-934.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/we, **Erick Allen, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Pugh, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 934, on the Plan of Section 2, Fox Run Condominiums, as established by Master Deed of record in Book 5535, Page 713; as corrected in Book 5895, Page 516; and Book 5936, Page 301; Book 6370, Page 817; and in Book 8510, Page 95; and as shown on the plan of record in Book 5200, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rita A. Bragg, unmarried by Warranty Deed from Joseph T. McCauley, Georgia Lynn McCauley, and Robert Lee McCauley, devisees under the last will and Testament of Geraldine M. McCauley, deceased of record in Instrument No. 20170224-0018802 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 24, 2017.

Said Rita A. Bragg having dies testate on March 23, 2024, leaving said property vested in her heirs Sirena Wilson and Reid Bragg, see Docket No. 24P928, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division).

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Sirena Wilson and Reid Bragg, heirs and beneficiaries of the Estate of Rita A. Bragg of record in Instrument No. 20240701-0049180 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 01, 2024.

Being the same property conveyed to Erick Allen, a married man by Special/Limited Warranty Deed from Music City Holdings LLC, a Texas Limited Liability Company of record in Instrument No. 20240701-0049498 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and

recorded on July 01, 2024.

Property was not used as a marital residence.

This is property more commonly known as 934 Old Fountain Court, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 8th day of November, 2024.

Erick Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2024, before me personally appeared Erick Allen, 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 8th day of November, 2024.

Notary Signature
My commission expires: 2/22/25

DANIELLE MARIE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 **11/08/2024**.

Date

Holly Ray

Affiant Signature

11/08/2024

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **8th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025