Karen Johnson Davidson County
Batch# 1208866 DEEDWARR
11/27/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20241127-0092915

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Pazlee Ferguson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF November, 2024.

NOTARY PUBLIC
My Commission expires: 2.5.2025

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24110001

Address of New Owner
Brandon Ferguson and Pazlee Ferguson
1133 Mount Zion Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
029.00-0-102.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Heather Nicole Bracey Neblett, fka Heather Nicole Bracey, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brandon Ferguson and Pazlee Ferguson, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described according to a survey by Ronald G. Taylor, RLS 2123, dated 8/15/2023, as follows:

Beginning at a 5/8" rebar set in the northerly right of way of Clarksville Pike/SR 112, 267.89 feet more or less from the corner of St. Lawrence Drive and a common corner of other property of Grantor per deed of record in Book 3649, Page 225, Register's Office for Davidson County, Tennessee, the point of beginning; thence with said right of way along a curve having a radius of 1945.00 feet, a chord of 66.45 feet, a bearing of North 24 degrees 25' 14" West and a length of 66.45 feet to a 5/8" rebar set in said right of way; thence continuing with said right of way, North 64 degrees 36' 02" East 5.00 feet to a 5/8" rebar set; thence continuing with said right of way along a curve having a radius of 1950.00 feet, a chord of 187.88 feet, a bearing of North 28 degrees 09' 38" West and a length of 187.96 feet to a 5/8" rebar set; thence leaving said right of way, North 56 degrees 35' 39" East 145.04 feet to a 5/8" rebar set; thence South 37 degrees 25' 39" East 243.00 feet to a 5/8" rebar set; thence South 53 degrees 45' 37" West 194.83 feet to the point of beginning, containing 0.94 acres more or less.

Being part of the same property conveyed to Frank Ertola and Charles Ertola and Pacifica Ertola by deed from Thos. S. Weaver, Clerk and Master, dated 10/27/1899 and recorded on 11/10/1899 at Book 240, Page 345, Register's Office for Davidson County, Tennessee. Charles Ertola having since died testate on or about 10/06/1904, pursuant to the terms of his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, property was devised to Mary Ertola and Vincent Ertola. Further being part of the same property conveyed to Julia Ertola, Mary Ertola and Vincent Ertola by Warranty Deed from Frank Ertola and wife, Pacifica Ertola, dated 11/08/1904 and recorded on 11/14/1904 at Book 306, Page 171, as corrected at Book 692, Page 309, RODCT. Further being part of the same property conveyed to

Mary Ertola Armstrong by Warranty Deed from Vincent Ertola and wife, Sarah Ertola, dated 10/14/1938 and recorded on 10/14/1938 at Book 1046, Page 605, RODCT. Julia Ertola Vidale, fka Julia Ertola, having since died intestate on or about 10/03/1965, her interest in said real property vested in her heirs at law: Marie Ertola Armstrong (fka Mary Ertola Armstrong and fka Mary Ertola), Vincent Ertola, John J. Vidale, Virginia Felts and Rosa Bilbra. Further being part of the same property conveyed to Marie Ertola Armstrong by Warranty Deed from Vincent Ertola, John J. Vidale, Virginia Felts and Rosa Bilbra dated 10/22/1966 and recorded on 10/24/1966 at Book 4070, Page 595, RODCT. Marie Ertola Armstrong having since died testate on or about 07/24/1983, pursuant to the terms of her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, and of record at Book 8041, Page 837, RODCT, property was devised to Margaret B. Larkin. Further being part of the same property conveyed to Heather Nicole Bracey by Quitclaim Deed from Margaret B. Larkin dated 11/16/2023 and recorded on 11/16/2023 in Instrument No. 20231116-0089521, RODCT.

This is property generally located:
5716 Clarksville Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of Clarksville Pike.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Heather Nicole Bracey Neblett** has caused this instrument to be executed, this the 25 day of Nov, 2024.

Heather Nicole Bracey Neblett

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Heather Nicole Bracey Neblett,** 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 for the purposes therein contained.

This the 25 day of Nov, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 11/25/24 (date of document).

L. Broner McCoy
Date: 11/26/24

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 26th day of November, 2024.

NOTARY PUBLIC
My Commission expires: 1.5.2025

