RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1218630
12/20/2024 10 57 40 AM
Fees $13 00 Taxes $888 00

Davidson County
DEEDWARR
2 pgs

20241220-0099080

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2024

Notary Public

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-3-2025

MY COMMISSION EXPIRES MARCH 2, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt Juliet, TN 37122

File No 240453

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Tier One Construction LLC	Tier One Construction LLC	049-00-0-219 00
(NAME)	(NAME)	
6233 Del Sol Dr	6233 Del Sol Dr	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	Whites Creek TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 Dollars ($240,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOLLIE BROGUNIER AND CARL BROGUNIER, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIER ONE CONSTRUCTION LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lot No 2 on the Plan of Green's Lane Garden Homes Subdivision a development by Allen Murphy, described according to a copy of a survey thereof, made by Pete Meyer, Survey, as follows

Beginning at a point In the south margin of Green's Lane, at the common corner of Lots Nos 1 and 2, said point being 1,698 5 feet west of the center line of Ewing Road, as measured along the south margin of Green's Lane, thence with the line between said lots, south 12 degrees 15 minutes east 522 9 feet to the most southerly corner of Lot No 1, and continuing with the westerly line of Lot No 2, south 3 degrees 45 minutes west 286 feet to a point; thence south 77 degrees 40 minutes west 20 6 feet to the corner of Lots Nos 2 and 3, thence with the line between said lots, north 12 degrees 15 minutes west 799 5 feet to the southerly margin of Green's Lane, thence with the margin of the same, north 77 degrees 40 minutes west

100 feet to the point of beginning

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED LAND CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED OF RECORD IN BOOK 7061, PAGE 773, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Beginning at the point of intersection of the North boundary of the Temphis Corporation and the East boundary of the L B Hall property, thence with said East boundary North 08 degrees 08 minutes 32 seconds West 39 74 feet, thence North 88 degrees 55 minutes 58 seconds East 30 76 feet to a point In the West boundary of the William K Sandy and wife property, thence with said West boundary South 07 degrees 19 minutes 51 seconds West 37 21 feet to a point In the Temphis Corporation North boundary, thence with said North boundary South 81 degrees 35 minutes 31 seconds East 20.60 feet to the point of beginning and containing 975 square feet

Being the same property conveyed to Hollie Brogunier and Carl Brogunier, wife and husband by Warranty Deed from Diana D Draeger, unmarried of record in Instrument No 20210830-0116486, in the Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on August 30, 2021

unimproved ☐
This is improved ☒ property, known as 509 Green Ln , Whites Creek, TN 37189
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 successors 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 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 our hands this 16th day of December, 2024

X _____
Hollie Brogunier

X _____
Carl Brogunier

STATE OF TENNESSEE
COUNTY OF WILSON

I, Jennifer Jones, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Hollie Brogunier and Carl Brogunier, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the 16th of December, 2024

_____
Notary Public

My Commission Expires March 2, 2025

(SEAL) JENNIFER JONES Notary Public At Large WILSON COUNTY, TN