Karen Johnson Davidson County
Batch# 1222784 DEEDWARR
01/02/2025 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $433.79
20250102-0000262

Name and Address of New Owner:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

Send Tax Statements To:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24101437

Map and Parcel: 029 00 0 079.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Ferguson**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **GGI Home Buyers, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its 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 known as Map-Parcel No. 029-00-0-079, as follows:

Beginning at an iron pin in the westerly margin of Eatons Creek Road, said point being the northeast corner of the property conveyed to Martha Ann Crecelius, be deed of record in Book 5457, page 287, of the Register's Office of Davidson County, Tennessee:

THENCE, North 76 deg. 06' West, 187.92 feet to an iron pipe;

THENCE, North 1 deg. 30' East, 227.0 feet to an iron pin;

THENCE, South 84 deg. 11' 18" East, 218.12 feet to an iron pin;

THENCE, North 1 deg. 30' East, 94.0 feet to an iron pin;

THENCE, South 88 deg. 30' East, 291.21 feet to an iron pin in the westerly margin of Eatons Creek Road;

THENCE, with the westerly margin of Eatons Creek Road, southerly 408.41 feet to an iron pin;

THENCE, South 28 deg. 54' West, 35.2 feet to the point of beginning, containing 2.04 acres, more or less.

Being the same property conveyed to John R. Ferguson, Jr. and wife, Jennifer L. Ferguson by Warranty Deed filed for record on August 25, 2009 in Instrument Number 20090825-0080098 and corrected in Instrument Number 20091028-0099641, of the Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Jennifer L. Ferguson by QuitClaim Deed filed for record in Instrument No. __202501020000261__, said Register's Office.

This conveyance is subject to the following: All matters including but not limited to a 10' ingress/egress easement set for in the legal description in Book 6395, page 275; All matters of survey by William Marlin Keel, dated September 11, 1984 as set forth in Book 6395, page 275, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5905 Eatons Creek Road, Joelton, TN 37080

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 30th day of December, 2024.

Jennifer L. Ferguson

State of Tennessee

County of Rutherford

Personally appeared before me, Jennifer L. Ferguson with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand and seal this 30th of December, 2024.

Notary Public
My Commission Expires: 4/19/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,240.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of December, 2024.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/19/26

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 12/30/24 (date of document).

Affiant Signature

1/2/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of January, ~~2024~~ 2025. BS

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025