STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2024.

Notary Public
MY COMMISSION EXPIRES: 8/15/27
File No. G24-22254

Karen Johnson Davidson County
Batch# 1222865 DEEDWARR
01/02/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20250102-0000353

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jordan Huff and Sarah Huff (NAME)	New Owner (NAME)	033-04-0-017
128 Draper Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lisa Darlene Pegram, Executrix for The Estate of Mary E. Pegram**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Huff, and Sarah Huff, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No 16, Goodlettsville Heights Subdivision, Section IV of record in Plat Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Raymond M. Peagram and wife, Mary E. Peagram by Deed dated February 26, 2014, recorded February 28, 2014, in Instrument Number 20140228-0017471, in the Register's Office of Davidson County, Tennessee. The said Raymond M. Peagram (aka Raymond M. Pegram) died November 13, 2018 leaving Mary E. Peagram (aka Mary E. Pegram) as tenant by the entirety. The said Mary E. Peagram (aka Mary E. Pegram) died April 24, 2023 leaving Lisa Darlene Pegram as Executrix of her Estate. See Probate Number 23P1104 in the Circuit Court of Davidson County, Tennessee, Probate Division.

Mary E. Peagram and Mary E. Pegram being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

2024-1065

This is improved property, known as 128 Draper Dr, Goodlettsville, TN 37072.

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. Whenever 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(s) this 5th day of December, 2024.

The Estate of Mary E. Pegram

By: Lisa Darlene Pegram, Executrix
Lisa Darlene Pegram, Executrix

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lisa Darlene Pegram, Executrix of The Estate of Mary E. Pegram, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of December, 2024.

Notary Public

My Commission Expires 6/7/25

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 12/5/24 (date of document).

Affiant Signature

12/5/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON