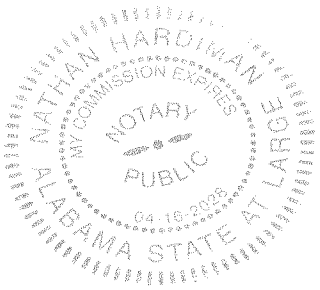
Karen Johnson Davidson County
Batch# 1228883 DEEDWARR
01/22/2025 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20250122-0005115



(Notary Stamp)

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~Williamson~~ Madison

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Teresa Wardrop
Affiant

Subscribed and sworn to before me, this 21 day of January, 2025.

Notary Public

My commission expires: 4/16/28

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Scott Dugger and Brenda K. Dugger	**New Owner**	**148-06-0-120.00**
129 Beechwood Dr.		
Burns, TN 37029		

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 HEREBY ACKNOWLEDGE, WE,

Teresa Wardrop, as sole heir of Betty Christine Lane,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Scott Dugger and Brenda K. Dugger, 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. 14 on the Plan of Mangum Heights of record in Book 2330, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 85 feet on the easterly margin of Bakertown Road and extends back 150 feet on the northerly line and 150 feet on the southerly line to a dead line measuring 85 feet thereon.

Being a part of the property conveyed to Mangum Heights, Inc. by Deed from Joseph E. Mangum and wife, Elizabeth L. Mangum, as of record in Book 2745, page 395, Register's office for Davidson County, Tennessee. Being the same property conveyed to Charles Bernard Warner and wife, Betty C. Warner by warranty deed from Mangum Heights, Inc., of record in Book 2921, page 71, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charles Bernard Warner, pursuant to divorce, of record in Book 4710, Page 455, Register's Office for Davidson County, Tennessee. Charles Bernard Warner having died July 5, 2011. Charles Steven Warner, as executor of the Estate of Charles Bernard Warner. Probate Case No. 12P152, Davidson County Probate Court, conveyed the property to Charles Steven Warner by Executor's Deed of Record as Instrument No. 20120905-0080387, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Anthony Q. Warner by Quitclaim Deed from Charles Steven Warner Recorded 20180827-0084710, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Michelle L. Swing by Quitclaim Deed from Anthony Q. Warner of record Instrument Number 20190131-0009325, Register's Office for Davidson County Tennessee. Being all of the property conveyed to Betty Christine Lane, by Quitclaim Deed from Michelle L. Swing, of record as Instrument No. 20120905-0080387, Register's Office for Davidson County, Tennessee, dated March 23, 2019. Betty Christine Lane, being also known as Betty Christine Wilburn, died July 19, 2024. Upon her death the property being conveyed did vest in her sole heir: Teresa Wardrop, as shown in the Affidavits of Heirship of record as Instrument No. _____202501220005113_____ and Instrument No. ____202501220005114____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All other easements and restrictions of record.

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 3724 Bakertown Road, Nashville, TN 37211.

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 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(s) this 21 day of January, 2025.

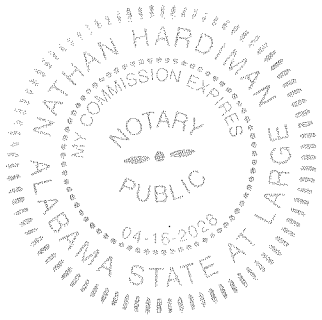
Teresa Wardrop

STATE OF Alabama

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Teresa Wardrop,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of January, 2025.



Notary Signature My commission expires: 4/16/28

File #: **24-452**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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

1/21/25.
Date

Affiant Signature

1/22/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of Jan, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON