This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23954-RR

Karen Johnson Davidson County
Batch# 1255889 DEEDWARR
04/03/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20250403-0025268

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 27th day of March, 2025.

Notary Public
My Commission Expires: 11-08-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derrick Vassar 5075 Clarksville Pike Nashville, TN 37189	Redstone Federal Credit Union 220 Wynn Drive Huntsville, AL 35893	039 00 0 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rochelle Jack, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Derrick Vassar, unmarried man**, hereinafter called the Grantee(s), his/her/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. 2 on the Final Plat SUGG-INGRAM SUBDIVISION, of record in Instrument No. 20231204-0093285, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rochelle Jack, by Warranty Deed from William Sugg, of record in Instrument No. 20240301-0014517, in the Register's Office for Davidson County, Tennessee, dated March 1, 2024 and recorded on March 1, 2024.

Being part of the same property conveyed to William Sugg, unmarried, by Warranty Deed from Joseph M. Ingram and wife, Wendy M. Ingram, of record in Instrument No. 20230829-0067724, in the Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on August 29, 2023.

Being part of the same property conveyed to William Sugg, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20221207-0127541, in the Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded on December 7, 2022.

This is unimproved property located at: **5075 Clarksville Pike, Nashville, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

25N T00139

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2025.

GRANTOR:

Rochelle Jack

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rochelle Jack, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of March, 2025.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: [illegible]

202504030025268

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-27-2025 (date of document).

Affiant Signature

4-2-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd of April, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26