Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-400

This Instrument Prepared by ~~and Return to~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $378,000 00

Randall Salvog
Affiant

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Subscribed and sworn before me this the 1st day of April, 2025

Notary Public
My commission expires

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Jillian Salvog 400 Stoner Creek Ct Hermitage, TN 37076	RANDALL + JILLIAN SALVOG SAME AS NEW OWNER	~~076-05-0~~-150 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL PUGH, A SINGLE MAN AND ASHLEY LAUREN LEAHY AND ALEXANDER LEAHY WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RANDALL SALVOG AND JILLIAN SALVOG, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 39 on the Plan of Section I, Stoner Mill, of record in Plat Book 6900, Pages 824 and 825, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Ashley Lauren Leahy and Alexander Leahy, wife and husband, and Michael D Pugh, married, as joint tenants with rights of survivorship, by deed dated 04/07/2021, from Kenna Icet and Michael Ruiz, married, of record in Instrument No 20210408-0046467, Register's Office for said County

Michael Pugh is awarded as his sole and separate property, his interest in the real property located at 400 Stoner Creek Ct, whereby divesting wife of all right, title and interest

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 400 Stoner Creek Ct , Hermitage, TN 37076

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

Karen Johnson
Batch # 1257577
04/08/2025 02 43 58 PM
Fees $13 00 Taxes $1,398 60

Davidson County
DEEDWARR
2 pgs

20250408-0026797

Witness my hand this the 1st day of April, 2025

Michael D. Pugh
Michael Pugh

Ashley Lauren Leahy by Michael D. Pugh, attorney in fact
Ashley Lauren Leahy by Michael D Pugh Attorney in Fact

Alexander Leahy by Michael D. Pugh, attorney in fact
Alexander Leahy by Michael D Pugh Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Pugh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 1st day of April, 2025.

My commission expires
9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of April, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Michael D Pugh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ashley Lauren Leahy, by Specific Power of Attorney dated December 30, 2024 and who acknowledged that he executed the same as the free act and deed of Ashley Lauren Leahy

Witness my hand and official seal this 1st day of April, 2025

My Commission Expires 9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of April, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Michael D Pugh with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alexander Leahy, by Specific Power of Attorney dated December 30, 2024 and who acknowledged that he executed the same as the free act and deed of Alexander Leahy

Witness my hand and official seal this 1st day of April, 2025

My Commission Expires
9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY