WARRANTY DEED

Karen Johnson
Batch # 1265331
04/28/2025 11:35:34 AM
Fees: $18.00 Taxes: $31.27
Davidson County
DEEDWARR
3 pgs
20250428-0032459

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $8,450.00.

Denise Fay Bogle
Affiant

Subscribed and sworn before me this 24th *day of* April, *2025.*

Estrella Guzman
Notary Public
My commission expires: 08/19/2028
(Affix Seal)

ESTRELLA GUZMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Aug. 19, 2028

THIS INSTRUMENT PREPARED BY
Jason Eric Potter, II, ECP Development, LLC, 525 Royal Parkway, Suite 290411, Nashville, TN 37229

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
ECP Development, LLC Jason Eric Potter, II 525 Royal Parkway Suite 290411 Nashville, TN 37229	Johnny Bogle, Sr., et al 116 Oliver St. Ashland City, TN 37015	059-00-0-029.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

LEONARD WAYNE BOGLE

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

ECP DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County as described according to an unrecorded survey by Petty & Petty Surveyors, dated April 11, 1974, as follows:

Said property begins at an iron pin on the south margin of Bray Drive, said pin being the common northeast corner of the subject property, and the north west corner of property of W.L. Bainbridge; thence S. 7° 22' 57" W., 116.37 feet with Bainbridge, west line to an iron pin; thence S. 9° 33' 20" E., 141.14 feet to an iron pin; thence S. 38° 11' 47" W., 46.36 feet to an iron pin at the line of the property conveyed to Minnie Pearl Davis and Walter Davis; thence with the Davis north line S. 82° 41' W., 499.7 feet to an iron pin; thence with the same bearing 50' to a second iron pin; thence N. 7° 39' W., 548.03 feet to an iron pin, the north line of the herein described property; thence S. 70° 05' 04" E., 137.33 feet to an iron pin; thence N. 74° 22' 46" E., 178.66 feet to an iron pin; thence S. 23° 44' 28"E., 230.28 feet to an iron pin; the south west corner of Bray Drive which dead ends into the east line of the herein described thence easterly with the south margin of Bray Drive, 105.01 feet to an iron pin; thence around a curve to the east, with Bray Drive 126.64 feet to the point of beginning and containing 5.48 acres, more or less.

Being the same property conveyed to Milford W. Bogle and wife, Mary E. Bogle by deed of record in Book 4936, Page 53, Register's Office for Davidson County, Tennessee. Milford W. Bogle and Mary E. Bogle were married at the time of her death on January 10, 2008, and the property then vested in Milford W. Bogle as the surviving tenant by the entirety. Milford W. Bogle died on July 23, 2020, leaving as his only heirs at law, the following: Johnny Bogle, Leonard Wayne Bogle, Steve Bogle, Patricia Thrasher, Timmy Duggin, Brenda Haggard and Randall Bogle.

Being the same property conveyed to Johnny Bogle, Leonard Wayne Bogle, Steve Bogle, Patricia Thrasher, Timmy Duggin, Brenda Haggard and Randall Bogle by Administrator's Quitclaim Deed dated September 12, 2022 in Instrument Number 20220916-0103496, Register's Office for Davidson County, Tennessee.

Being the same property now vested in additional heirs at law of Milford White Bogle that were not named in the Administrator's Quitclaim Deed above as described in the Affidavit of Heirship of record in Instrument Number 20250428-0032458, Register's Office for Davidson County, Tennessee.

Johnny Bogle is one and the same as Johnnie Bogle, Sr.

This conveyance is subject to: 1) Davidson County Property Taxes due and payable which have been assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on any plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3221 Bray Drive, Nashville, TN 37218.**
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. 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 26th **day of** April **, 2025.**

BY: _____
LEONARD WAYNE BOGLE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, Estrella Guzman a Notary Public in and for said County and State, the within named Leonard Wayne Bogle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained, that he is over the age of 18 and is of sound mind.

Witness my hand and official seal this 26th day of April, 2025.

_____
NOTARY PUBLIC

My commission expires: 08/19/2028

ESTRELLA GUZMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Aug. 19, 2028