This instrument was prepared by and
Please record and return to·
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch # 1281903 DEEDWARR
06/06/2025 09 01 29 AM 2 pgs
Fees $13 00 Taxes $111 00
20250606-0044549

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JULIE RUEGGE**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER RUEGGE, AN UNMARRIED MAN AND ANTHONY RUEGGE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF GATEWAY, SECTION 1, AS OF RECORD IN BOOK 3300, PAGE 39 AND 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID LOT 43 FRONTS 76 FEET ON THE NORTHWESTERLY SIDE OF FRIENDSHIP DRIVE, AND RUNS BACK 162 5 FEET ON THE NORTHEASTERLY LINE AND 140 6 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 104 9 FEET

BEING THE SAME PROPERTY CONVEYED TO JULIE RUEGGE BY SPECIAL WARRANTY DEED FROM HSBC BANK USA N A , DATED JANUARY 16, 2012, RECORDED JANUARY 18, 2012, OF RECORD IN INSTRUMENT NO 20120118-0004931, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

JULIE RUEGGE HAS NEVER RESIDED IN THIS PROPERTY AS HER PRIMARY RESIDENCE

This is improved property known as 215 FRIENDSHIP DRIVE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 3RD day of JUNE 2025.

JULIE RUEGGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JULIE RUEGGE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 3RD day of JUNE 2025

Notary Public
My Commission Expires: 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this the 3RD day of JUNE 2025

NOTARY PUBLIC
My commission expires 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
ALEXANDER RUEGGE AND ANTHONY RUEGGE
215 FRIENDSHIP DRIVE
GOODLETTSVILLE, TN 37072

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 033120/086.00