Send tax bills to:
SIRVA Mortgage, Inc.
6000 Lombardo Ctr, Ste 500
Seven Hills, OH 44131

Name and address of new owner:
JONATHAN FUGIT AND MEGAN SCOTT FUGIT
311 ISAAC DRIVE
GOODLETTSVILLE, TN 37072

Karen Johnson Davidson County
Batch# 1295246 DEEDWARR
07/09/2025 08:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,905.50
20250709-0053749

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 587651

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 01803000600

WARRANTY DEED

This Deed executed this 2nd day of July 2025, for good consideration of **Five Hundred Fifteen Thousand and 00/100 Dollars ($515,000.00)**, I (We) **GAYLON F. RICHARDSON AND WIFE, SONYA M. RICHARDSON** whose mailing address is 1728 WHITE DRIVE, LEWISBURG, TN 37091, hereby bargain, deed, and convey to **JONATHAN FUGIT AND MEGAN SCOTT FUGIT, HUSBAND AND WIFE,** whose mailing address is 311 ISAAC DRIVE, GOODLETTSVILLE, TN 37072, the following described land in DAVIDSON County, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Connell Estates, Section I, of record in Plat Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

Being the same premises conveyed to Gaylon F. Richardson and Wife, Sonya M. Richardson by Deed dated 12/15/2017 and recorded on12/19/2017 , as Instrument No., 20171219-0129130 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 01803000600
Property Address: 311 ISAAC DRIVE, GOODLETTSVILLE, TN 37072
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 2nd day of July, 2025

GAYLON F. RICHARDSON

SONYA M. RICHARDSON

STATE OF Tennessee)
) SS.
COUNTY OF Marshall)

On this 2nd day of July, 2025, before me personally appeared **GAYLON F. RICHARDSON AND SONYA M. RICHARDSON** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: JUN 24 2028

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 2nd day of July 2025, 2025.

Notary Public
My commission expires:
SEAL

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 July 2, 2025.

Lissa Groom
Affiant
Date: July 2, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2 day of July, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON