Warranty Deed

Karen Johnson Davidson County
Batch# 1297192 DEEDWARR
07/14/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20250714-0055276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

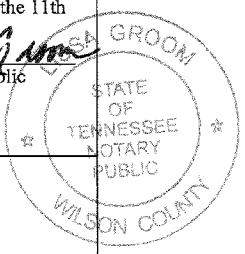
The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2025.

Notary Public

My commission expires: 5-28-28



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle Ferguson	First American Mortgage Solutions, c/o CMG Mortgage	081-07-0-417.00
1904 Cephas Street	1795 International Way	
Nashville, TN 37208	Idaho Falls, ID 83402	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM ISAAC HARGETT AND CHRISTINA HARGETT, F/K/A, CHRISTINA ANN KLIPSCH, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE FERGUSON, A SINGLE 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:

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. 16 on the Plan of Cephas Woodard's Subdivision of Lots 5 & 6 of the Woodard Property, of record in Plat Book 161, Page 174, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to William Isaac Hargett, unmarried and Christina Ann Klipsch, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Matthew Paritz, married and Mike Haddock, married of record in Instrument No. 20190214-0013825 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 14, 2019.

Being the same property conveyed to William Isaac Hargett and Christina Ann Klipsch, married joint tenants with rights of survivorship by Quitclaim Deed from William Isaac Hargett and Christina Ann Klipsch, unmarried, as tenants in common with rights of survivorship of record in Instrument No. 20210506-0060759 Register's Office for Davidson County, Tennessee, dated February 18, 2021 and recorded on May 06, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1904 Cephas Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2025.

William Isaac Hargett by Steven T. Morris, attorney in fact

William Isaac Hargett by Steven T. Morris, Attorney-in-Fact

Christina Hargett by Steven T. Morris, attorney in fact

Christina Hargett f/k/a Christina Ann Klipsch, by Steven T. Morris, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as attorney in fact for William Isaac Hargett and Christina Hargett, f/k/a, Christina Ann Klipsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2025.

Carmen Coats
Notary Public

My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 11, 2025.

Lissa Groom
Affiant
Date: July 11, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of July, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON