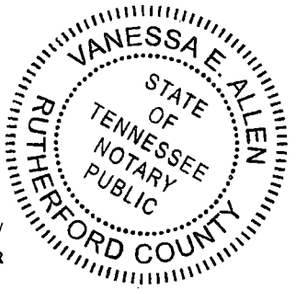
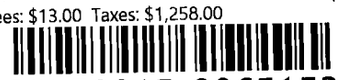
WARRANTY DEED

File #2025071330



Karen Johnson
Batch # 1310945
08/15/2025 10:56:15 AM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs



20250815-0065153

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Rigsby and Patricia Biggs	First Community Mortgage, Inc.	016-00-0-082.00
(NAME)	(NAME)	
1934 Union Hill Rd	262 Robert Rose Drive, Ste #200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Fredia Braund,, a single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Rigsby, an unmarried woman and Patricia Biggs, an unmarried woman, as joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 1 on the Final Plat of Sherry L. Newton Lot, of record in Plat Book 8250, Page 493, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ernest E. Rigsby, an unmarried man, as to an undivided 50% interest, and Fredia Braund, a married woman, as to an undivided 50% interest being held as joint tenants with right of survivorship by Warranty Deed from Brandy Lee Vaughn, an unmarried man of record in Instrument No. 20080624-0065031 Register's Office for Davidson County, Tennessee, dated June 19, 2008 and recorded on June 24, 2008.

The said Ernest E Rigsby having since died on 9/11/2023, leaving Fredia Braund on title as surviving tenant by the entirety.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 8250, Page 493, Register's Office for Davidson County, Tennessee.; Easement of record in Book 9849, Page 938, in the Register's Office for Davidson County, Tennessee.; Dedication of Easement for Ingress and Egress and Private Utilities of record in Book 10071, Page 728, in the Register's Office for Davidson County, Tennessee.; Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and through The Electric Power Board of said Government of record in Instrument Number 20010829-0093902, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1934 Union Hill Rd, Goodlettsville,TN,37072**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13th day of August, 2025.

Fredia Braund

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Fredia Braund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 13th day of August, 2025.

Commission expires:

6/22/26

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128