Karen Johnson Davidson County
Batch# 1321008 DEEDWARR
09/11/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250911-0072666

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $465,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 8th day of September, 2025.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Ruigh and Susan Ruigh	SAME AS NEW OWNER	075-15-0A-147.00-CO
(NAME)	(NAME)	
147 Stoners Glen Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dorothy M. Siplin, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Ruigh and Susan Ruigh, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot/Unit 147, on the Plan of First Revision, Phase Two, Stoner's Glen, of record in Instrument 20001208-0121075 and corrected in Instrument 20010117-0005055, and Instrument 20010109-0002802, 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 Martha P. Taylor, unmarried, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20010726-0079524 Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on July 26, 2001.

Being the same property conveyed to Dorothy M. Siplin, unmarried, by Warranty Deed from Martha P. Taylor, an unmarried person, of record in Instrument No. 20230621-0047130 Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on June 21, 2023.

This property is __unimproved _X_improved property known as: 147 Stoners Glen Dr., Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of September, 2025.

Dorothy M. Siplin

STATE OF GEORGIA
COUNTY OF PAULDING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy M. Siplin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of September, 2025.

Notary Public
My Commission Expires: 10/04/2028

STATE OF GEORGIA
Vernetta D Gregory
NOTARY PUBLIC
MY COMMISSION #W-00670604
EXPIRES: October 4, 2028

Certificate of Authenticity

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the 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 9-8-2025.

Affiant Signature

9-8-2025
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8 day of September, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY