Karen Johnson Davidson County
Batch# 1335375 DEEDWARR
10/17/2025 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20251017-0082907



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $475,000.00.

Eddie m Webb
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~16th~~ 14 day of October, 2025.

NOTARY PUBLIC

My commission expires:_____

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:
Eddie Webb (NAME)	NEW OWNER (NAME)	142-09-0D-218.00 CO
8538 Sawyer Brown Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37221		

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 **James Ruigh and wife, Susan Ruigh,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Eddie Webb**, 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:

Land in Davidson County, Tennessee, being Unit No. 8538, together with Carport designated Nol. 8538-C, on the Plan of First Revision, River Plantation, Section X - Phase IIC, of record in Book 9700 pages 186 and 187, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Ten, Phase One , a horizontal property regime established by Master Deed of record in Book 9394, page 598, as amended in Book 9669, page 111, Book 9780, page 284, Book 10024, page 409, and Book 10136, page 708, Register's Office.

Being the same property conveyed to JAMES RUIGH AND WIFE, SUSAN RUIGH, by deed from DENNIS S. PRATER AND WIFE, PATRICIA J. PRATER, of record as Instrument No. 20220523-0059517, dated May 18, 2022, said Register's Office.

This property is __unimproved _X_improved property known as: 8538 Sawyer Brown Road, Nashville, TN 37221.

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 15th day of October, 2025.

James Ruigh

Susan Ruigh

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Ruigh and Susan Ruigh, 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 15th day of October, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/14/25.

Date

Affiant Signature

10/14/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of October, 25.

Notary's Signature

My Commission Expires: January 31st/ 2026
Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON