Karen Johnson Davidson County
Batch# 1351899 DEEDWARR
12/01/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20251201-0095100

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of November, 2025.

NOTARY PUBLIC

My commission expires: 10/20/2029

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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:
Ian Wascher and Carla Halterman	SAME AS NEW OWNER	075-07-0-111.00
(NAME)	(NAME)	
4389 Baton Rouge Drive		
(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 **Ronald E. Packingham, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ian Wascher and Carla Halterman, tenants by the entirety**, 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 Lot No. 94, as shown on the map entitled Section 1, Highlands of Tulip Grove, of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONALD E. PACKINGHAM AND WIFE, NEVA JO PACKINGHAM, by Warranty Deed from REYNOLD BUBIS AND WIFE, HARRIET K. BUBIS, of record in Book 5283, page 616, in the Register's Office for Davidson County, Tennessee, dated May 5, 1978.

NEVA JO PACKINGHAM having since died on or about February 12, 2020, leaving RONALD E. PACKINGHAM as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 4389 Baton Rouge Drive, 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 25th day of November, 2025.

Ronald E. Packingham

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Packingham, 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 25th day of November, 2025.

Notary Public
My Commission Expires: march 01, 2028



Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 11/25/2025 (date of document).

Affiant Signature

11/25/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 25 day of November, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

MACY HUNTER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD