Karen Johnson Davidson County
Batch# 1383833 DEEDWARR
02/20/2026 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260220-0013786

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$400,000.00** (Four Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of February, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Atticus Ziegler 120 Jacksonian Drive Hermitage, TN 37076	**New Owner**	07404002400

WARRANTY DEED

FOR AND IN 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, **SIERRA MICHELLE BRUNI, AN UNMARRIED WOMAN AND CHERI R. RODRIGUES, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ATTICUS ZIEGLER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 1059, on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for said County.

Said Lot No. 1059 fronts 83 feet on the Northwesterly margin of Jacksonian Drive and runs back between lines measuring 222 feet on the Northeasterly line and 219.45 feet on the Southwesterly line, to a dead line in the rear measuring 79.15 feet thereon.

Being the same property conveyed to Sierra Michelle Bruni, an unmarried woman, and Cheri R. Rodrigues, a married woman, as joint tenants with right of survivorship, by deed from Susan Bonzell, an unmarried woman, of record in Instrument No. 20230630-0050104, dated June 26, 2023 and recorded June 30, 2023, Register's Office for Davidson County, Tennessee.

The said Cheri R. Rodrigues hereby makes oath that the above-described property has never been the domicile of Cheri R. Rodrigues or her spouse.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **120 JACKSONIAN DRIVE** **HERMITAGE, TN 37076**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2026017666

WITNESS, this 16 day of February, 2026

Sierra Michelle Bruni

Sierra Michelle Bruni

STATE OF COLORADO)
COUNTY OF Denver)

On this 16th day of February, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sierra Michelle Bruni** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of February, 2026.

Notary Public

Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

LTSR Number:

GTE File: 2026017666

WITNESS, this 16 day of February, 2026

Cheri R. Rodrigues

Cheri R. Rodrigues

STATE OF ~~CALIFORNIA~~ CALIFORNIA)
COUNTY OF CONTRA COSTA)

On this 16th day of February, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cheri R. Rodrigues** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of February, 2026.

Notary Public

Commission Expires: 7/29/2029

LAURA JAN DAMONTE
Notary Public - California
Contra Costa County
Commission # 2525653
My Comm. Expires Jul 29, 2029

LTSR Number:

GTE File: 2026017666

Certificate of Authenticity

I, Alli Pinkston, 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 **February 16, 2026**.

Date

Alli P

Affiant Signature

2/20/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County