Karen Johnson Davidson County
Batch# 1384946 DEEDWARR
02/24/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20260224-0014605

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$225,000.00**

Subscribed and sworn to before me this 23rd day of February, 2026.

Notary Public **Affiant**

My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Luxora Homes, LLC **1105 Gibson Drive** **Madison, TN 37115**	**Luxora Homes, LLC** **624 Bayhill Ct.** **Nashville, TN 37115**	**051-08-0-006.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **WILLIAM GERALD RUEGGE, JR. A/K/A WILLIAM BILLY RUEGGE**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **LUXORA HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 80, as shown on the map entitled the Plan of Stratton Heights, of record in Plat Book 1835, page 13, 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 JULIANNA RUEGGE, by deed from FRANKIE HALL AND STACEY GERETY, BEING THE SOLE HEIRS AT LAW OF LOLA ANN BREWER A/K/A LOLA M. BREWER, of record in Instrument No. 20101001-0078461, dated September 30, 2010, said Register's Office.

JULIANNA RUEGGE having since died testate on August 20, 2025. Pursuant to her will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee under Docket No. 26P351, said property was devised to Billy (William) Ruegge. The said William Gerald Ruegge, Jr. is one and the same as Billy Ruegge and William Billy Ruegge.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is ( ) unimproved (X) improved property known as: 1105 Gibson Drive, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 20th day of February, 2026.

William Billy Ruegge,
a/k/a William G. Ruegge, Jr. WR

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, Irvis Marrero a Notary Public in and for said County and State, **William Billy Ruegge**, the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
aka William G. Ruegge (Jr)

Witness my hand and official seal at Fort Myers, Florida this the 20th day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 03/06/2027

IRVIS MARRERO
Notary Public - State of Florida
Commission # HH 369932
My Comm. Expires Mar 6, 2027
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **2/20/2026** [DATE].

AFFIANT SIGNATURE

2/20/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **20th** day of **February**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

