Karen Johnson Davidson County
Batch# 1402580 DEEDWARR
04/07/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260407-0027862

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 26-120M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chase Scoggin and Emma Scoggin	Chase Scoggin and Emma Scoggin	182120A03600CO
(NAME)	(NAME)	
7024 Red Apple Road	7024 Red Apple Road	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RONALD W. ADCOX AND WIFE, VICKY L. ADCOX,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODGER SCOGGIN AND EMMA SCOGGIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 318, APPLE VALLEY, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, SECTION ONE, of record in Instrument No. 20020809-0096488, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed by Warranty Deed from Michael Sullivan Builders, G.P., a Tennessee General Partnership to Ronald W. Adcox and wife, Vicky L. Adcox, recorded April 1, 2005, as Instrument No. 200504010035761 in Davidson County, Tennessee.

This is improved [x] property, known as 7024 Red Apple Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

THIS CONVEYANCE IS SUBJECT TO: Real Property Taxes for the year 2026 are the responsibility of the Grantees. Stormwater Detention Agreement recorded in Instrument No. 200205280064320 in the Register's Office of Davidson County, Tennessee. Charter for Homes at Apple Valley Homeowners Association, Inc. recorded in Instrument No. 200207240088782, in the Register's Office of Davidson County, Tennessee. Open Space Deed recorded in Instrument No. 200808120082767 in the Register's Office of Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 200207240088783 and as evidenced in By-Laws recorded in Instrument No. 200207240088784, and as evidenced in By-Laws recorded in Instrument No. 20091160105278, together with all and any subsequent documents of record pertinent thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. All matters shown on the plat of record in Plat Instrument No. 2200208090096488, in the Register's Office of Davidson County, Tennessee. Subject to any and all rights of way, easements, restrictions, recorded or unrecorded.

Witness our hands this 3rd day of April 2026

Ronald W Adcox

Vicky L Adcox

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 3rd day of April 2026, before me personally appeared Ronald W Adcox and Vicky L Adcox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on day and date first above written

Notary Public
My Commission Expires: 4/10/29

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 3, 2026.

J. Carlton Drumwright

April 3, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 3, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY