Karen Johnson Davidson County
Batch# 1425042 DEEDWARR
05/26/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260526-0047570

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of May, 2026.

NOTARY PUBLIC

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON 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:
Jonathan G. Dugdale (NAME)	SAME AS NEW OWNER (NAME)	042 07 0 059.00
716 Graycroft Avenue North (ADDRESS)	(ADDRESS)	
Madison, TN 37115		

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 **Philip Kenton Siever, Successor Trustee of the Siever Family Trust dated September 19, 2024,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan G. Dugdale , unmarried**, 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(s) 23, as shown on the map entitled Section One, Morning View Subdivision, of record in Plat Book 2133, page 95, 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 BILLY L. SIEVER AND WIFE, JOYCE F. SIEVER, by deed from CAROLYN LEE CLUPPER AND MILDRED C. UNGER, UNMARRIED, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF EVERETT A. UNGER, DECEASED, of record in Book 9437, page 907, dated 08/12/1994, said Register's Office.

BILLY L. SIEVER AND WIFE, JOYCE F. SIEVER, conveyed said property to JOYCE FAYE SIEVER, TRUSTEE OF THE SIEVER FAMILY TRUST, DATED SEPTEMBER 19, 2024, by Quitclaim Deed of record as Instrument No. 20241009-0078323, dated SEPTEMBER 19, 2024, said Register's Office. See Certification of Truste of record in Book _____, Page _____, said Register's Office.

202605260047569

This property is __unimproved _X_improved property known as: 716 Graycroft Avenue North, Madison, TN 37115.

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 20th day of May, 2026.

Siever Family Trust

BY: Philip Kenton Siever Successor Trustee

Philip Kenton Siever, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Kenton Siever with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Successor Trustee of Siever Family Trust, and in his capacity as such Successor Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/o the custodian of the original version of the electronic document tendered fo registration herewith and that this electronic document is a true and exact copy o the original document executed and authenticated according to law on 5/18/26.

Celia Stewart Rouse

Affiant Signature

5/18/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th **day of** May, 2026

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY