Karen Johnson Davidson County
Batch# 1449289 DEEDWARR
07/20/2026 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20260720-0065468

WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. PA-26-2470

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Diana Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 4.25.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rigoberto Luquin Tovar and Bertha Vazquez Juarez	New owners	
(NAME)	(NAME)	
3366 Pugh Road		124-00-0-087.00 and 124-00-0-077.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Donald R. Pugh, and wife, Vickie E. Pugh**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rigoberto Luquin Tovar, married man**, HEREINAFTER CALLED THE GRANTEE, 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. 1 and 2, on the plan of the Donald R. Pugh Subdivision, of record in Plat Book 6050, Page 338, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Pugh by Quitclaim Deed from Donald R. Pugh and wife, Vickie E. Pugh, dated September 17, 2015 and recorded September 17, 2015 in Instrument No. 20150917-0094209, Register's Office of Davidson County, Tennessee.
***Vickie E Pugh joins in this conveyance to convey any and all interest she may have in subject property.**

This is property more commonly known as 3366 Pugh Road, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. Wherever 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/our hand this July 14th day of July, 2026.

Donald R. Pugh

Vickie E. Pugh

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

On this 14th day of July, 2026, before me personally appeared Donald R. Pugh and Vickie E Pugh, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BRANDON LIPPMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 July 16, 2026

A K Steelman
Affiant Signature

7/16/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16th day of July, 2026.

Notary Public

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 05-20-2029

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