This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9824-AJ

Karen Johnson Davidson County
Batch# 1452784 DEEDWARR
07/30/2026 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,139.60
20260730-0070335

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $308,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2026.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steve Lurie and Kirk Burroughs 412 Evergreen Place Mt. Juliet, TN 37122	New Owner	098 05 0A 151.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Billie Jo Greer, a married woman, and David Bugg, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Steve Lurie, a single man, and Kirk Burroughs, a married man** (individually and/or collectively, "Grantee"), 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. 109 on the Plan of Section Five, Hampton Hall of record in Plat at Instrument No. 20000728-0074425, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Bugg, a single man, by Warranty Deed from Opendoor Property J, LLC., a Delaware limited liability company, dated August 31, 2020, recorded September 03, 2020, as Instrument No. 20200903-0100865, Register's Office for Davidson County, Tennessee. The said Christopher Bugg died on March 29, 2026, intestate, devising subject property to his heirs and/or devisees. See Probate Case #26P900, Davidson County Probate Court. Subject property was never the primary residence for grantors or grantors spouses.

This is improved property located at: **4040 Hallborough Way, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2026.

GRANTOR:

Billie Jo Greer

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billie Jo Greer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of July, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2026.

GRANTOR:

David Bugg

STATE OF Kentucky
COUNTY OF Christian

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Bugg, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

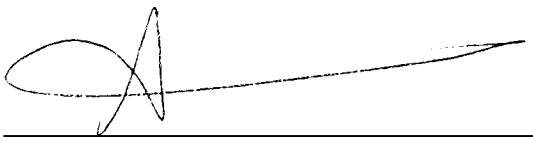
WITNESS my hand and seal at office this 27th day of July, 2026.

Brenna K Knight
Notary Public
My Commission expires: 2/21/29

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-27-2026.



Affiant Signature — Date: 7-27-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-27-2026.

Notary's Signature

My Commission Expires: 4-21-2030



Notary's Seal