Karen Johnson Davidson County
Batch# 1456135 DEEDWARR
08/06/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20260806-0072427

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $620,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2026. Notary Public My commission expires: 11.26.2028

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 11-26-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Better Home Builders Investments LLC	New Owner(s)	104-11-0-284.00
5521 Blue Hole Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN E. WAGGENER, JR., SUCCESSOR TRUSTEE OF THE BARBARA C. FERGUSON LIVING TRUST DATED MAY 7, 2025**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETTER HOME BUILDERS INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 150 on the Plan of Bransford Realty company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, 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 C. B. Ferguson, unmarried by Warranty Deed from Howard Hempel and Louise Parman, Sole Surviving heirs of Augusta L. Hempel of record in Book 4521, Page 471, Register's Office for Davidson County, Tennessee, dated June 25, 1971 and recorded on July 20, 1971.

The said C. B. Ferguson having since died, and John Ferguson and Martha F. Cook being his sole heirs at law.

Being the same property conveyed to John Ferguson by Quitclaim Deed from Martha F. Cook of record in Book 5131, Page 598, Register's Office for Davidson County, Tennessee, dated April 06, 1977 and recorded on April 06, 1977.

Being the same property conveyed to John M. Ferguson and wife, Barbara C. Ferguson by Quitclaim Deed from John Ferguson of record in Instrument No. 20090121-0005151 Register's Office for Davidson County, Tennessee, dated December 30, 2008 and recorded on January 21, 2009.

The said John M. Ferguson is now deceased leaving Barbara C. Ferguson as the surviving tenant by the entirety.

Being the same property conveyed to Barbara C. Ferguson, Trustees, or her successors in interest, of the Barbara C Ferguson Living Trust dated May 7, 2025, and any amendments thereto by Quitclaim Deed from Barbara C. Ferguson of record in Instrument No. 20250508-0036179 Register's Office for Davidson County, Tennessee, dated May 07, 2025 and recorded on May 08, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2500 Blair Boulevard, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2026.

Barbara C. Ferguson Living Trust dated May 7, 2025

By: _____
John E. Waggener, Jr., Successor ~~Trustee~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John E. Waggener, Jr., Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Successor Trustee of the Barbara C. Ferguson Living Trust dated May 7, 2025, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2026.

_____
Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Tennessee Certification of Electronic Document

I, Mary Armor, 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 7/30/26 (date of document).

M. Armor
Affiant Signature

8/4/2026
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2026

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11.26.2028

NOTARY'S SEAL

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028