Karen Johnson Davidson County
Batch# 1484144 DEEDWARR
10/15/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20261015-0094751

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 9.16.2029
(AFFIX SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

G-UREMT-26-174

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juli Vins and Christofer Karl Vins Samuel Patrick Vins	new owner	148-14-0-133.00
(NAME)	(NAME)	
174 Brenda Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. BUGNO AND KATHERINE HAZEL TEMPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULI VINS AND CHRISTOFER KARL VINS, WIFE AND HUSBAND AND SAMUEL PATRICK VINS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 251 on the Plan of Colewood Acres, Section 4-A, as of record in Book 4300, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 80.39 feet on the Northerly side of Brenda Court and extends back 135 feet on the Easterly line and 146 feet on the Westerly line to a dead line measuring 76.83 feet thereon.

Being the same property conveyed to James M. Bugno, unmarried by Warranty Deed from William Jack White and wife, Evelyn P. White of record in Book 7982, Page 505, Register's Office for Davidson County, Tennessee, dated November 09, 1989 and recorded on November 13, 1989.

Being the same property conveyed to M. Norris Jenkins, Trustee by Quitclaim Deed from James M. Bugno, of record in Book 8448, Page 537, Register's Office for Davidson County, Tennessee, dated September 18, 1991, and recorded on September 24, 1991, and within the same deed the said M. Norris Jenkins, Trustee conveyed his interest in the subject property to James M. Bugno and wife, Jane E. Bugno, as tenants by the entirety.

Being the same property conveyed to James M. Bugno by Quitclaim Deed from Jane E. Bugno of record in Book 9391, Page 264, Register's Office for Davidson County, Tennessee, dated June 08, 1994 and recorded on August 12, 1994 and Correction deed recorded in Book 9435, Page 588.

The said James M. Bugno and Jane E. Bugno having filed for divorce on the 7th day April, 1994, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 94D-1305, and this conveyance is a further division of the marital estate pursuant to the terms of the signed Marital Dissolution Agreement.

Being the same property conveyed to James M. Bugno and wife, Katherine Hazel Temple by Quitclaim Deed from James M. Bugno, a married man of record in Instrument No. 20160113-0003497 Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 13, 2016, and Affidavit of Scrivener's Error recorded in Instrument No. 20160202-0009845, Instrument No. 20160204-0010843.??

No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept any liability for this instrument.

This conveyance is subject to:
- County taxes for 2026 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **174 Brenda Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12 DAY OF OCTOBER, 2026.

James M. Bugno

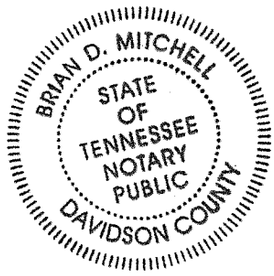
Katherine Hazel Temple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. BUGNO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2026.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE HAZEL TEMPLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2026.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 October 13, 2026.

J. Carlton Drumwright

October 13, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 13, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY