Karen Johnson Davidson County
Batch# 1121474 DEEDWARR
04/10/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20240410-0025509

WARRANTY DEED

2024-03-1587

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Lester Aldridge and Pamela Sue Aldridge, Trustees of The Aldridge Family Trust dated January 20, 1995 1016 Stone Ridge Drive Nashville, TN 37211	OWNER 21312 Vista Estate Dr Lake Forest, CA 92630	Map/Parcel 180-02-0A-033.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tiffany S. DuBray, an unmarried woman, and Kay E. Hunke, an unmarried woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **John Lester Aldridge and Pamela Sue Aldridge, Trustees of The Aldridge Family Trust dated January 20, 1995**, hereinafter called the GRANTEES, their heirs 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. 69 on the Plan of Section 1 The Ridge at Stone Creek of record in Plat at Instrument No. 20031027-0157621, 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 Kay E. Hunke, unmarried by Warranty Deed from Paul F. Tully and Constance P. Tully, husband and wife of record in Instrument No. 20130703-0069361 Register's Office for Davidson County, Tennessee, dated July 02, 2013 and recorded on July 03, 2013.

Being the same property conveyed to Melissa K. Hunke and Tiffany S. Dubray as joint tenants with right of survivorship by Quit Claim Deed from Kay E. Hunk, unmarried of record in Instrument No. 20200313-0028127 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 13, 2020. The said Melissa K. Hunke having since died on August 8, 2023, her interest in said property being vested in Tiffany S. Dubray as the surviving joint tenant with right of survivorship.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1016 Stone Ridge Drive, Nashville, TN 37211.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Kay E. Hunke, hereby joins in this conveyance for the sole purpose of conveying any interest she may have in the property resulting in her reservation of a life estate therein, pursuant to Quitclaim Deed of record in Instrument No. 20200313-0028127.

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.

Effective the _____ day April, 2024.

Tiffany S. DuBray

Kay E. Hunke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of April, 2024, before me personally appeared Tiffany S. DuBray, 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 9 day of April, 2024.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of April, 2024, before me personally appeared Kay E. Hunke, 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 9 day of April, 2024.

Notary Signature
My commission expires:

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 April 9, 2024.

J. Carlton Drumwright

April 9, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 9, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY