Karen Johnson Davidson County
Batch# 1151505 DEEDWARR
06/26/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240626-0048087

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2749

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of June, 2024

Notary Public

Commission Expires: 05-17-2028

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Wol Abiem and Martha B. Madol<br>7013 Calderwood Drive<br>Antioch, TN 37013 | Wol Abiem & Martha B Madol<br>7013 Calderwood Drive<br>Antioch, TN 37013 | 181-03-0A-105.00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Cameron Bruce McDougall, a married man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Wol Abiem and Martha B. Madol, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 105 on the Plan of Section Four, Indian Creek Estates of record in Plat Book 11700, Page 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cameron Bruce McDougall by Warranty Deed from Jeffrey Robert Weidner and Carrie A. Weidner, husband and wife as joint tenants of record in Instrument No. 20170517-0048839 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 17, 2017. **Subject property having never being the primary residence of herein grantor or his spouse.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7013 Calderwood Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 24th day of June, 2024.

Cameron Bruce McDougall

Cameron Bruce McDougall

STATE OF Florida
COUNTY OF Duval

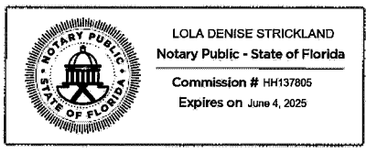
On this 24th day of June, 2024, before me personally appeared Cameron Bruce McDougall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2024.

Lola Denise Strickland

Lola Denise Strickland

Notary Signature
My commission expires: 06/04/2025




Providied Canadian Passport

Notarized remotely online using communication technology via Proof.

# True Copy Certification

I, Zach Griest, 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 document is a true and exact copy of the original document executed and authenticated according to law on 06-24-2024.

Affiant Signature
Date: 06-24-2024

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of June, 2024.

Notary Signature
My Commission Expires: 05-17-2028

JESSICA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE