Karen Johnson Davidson County
Batch# 1187212 DEEDWARR
09/27/2024 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20240927-0075048

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249775

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$685,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of September, 2024.

Notary Public
My Commission Expires: 10-26-27

WARRANTY DEED

THIS INDENTURE, made this 25th day of September, 2024, among:

RENAE A. DROEGE

MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CHRISTOPHER LEE CANTRELL, TRUSTEE OF THE CANTRELL COMMUNITY PROPERTY TRUST U/A DATED 01/17/23

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of West Meade Farms, Section III, as of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leo Eckhardt and wife, Sarah S. Eckhardt by deed from Robert L. Craig and wife, Evelyn Mae Craig, dated December 30, 1968, of record in Book 4297, page 167, Register's Office for Davidson County, Tennessee. The said Sarah S. Eckhardt having since died on July 19, 1982, leaving Leo Eckhardt as surviving tenant by the entirety. The said Leo Eckhardt aka Charles Leo Eckhardt having since died on October 20, 1988, and pursuant to his Last Will and Testament of record in Case No. 91725, Will Book 165, page 4, Davidson County Probate Court Clerk's Office, the property was devised to Ednelia Mai Eckhardt Cagle aka Mai Manning. The property was further conveyed to Jack Zuccarello and Mai Manning by deed from L. R. DeMarco, Trustee, dated December 31, 1998, of record in Book 11277, page 487, said Register's Office. Jack Zuccarello conveyed his ½ interest by deed from L. R. DeMarco, Trustee to Jack Zuccarello and wife, Darlene Bartley Zuccarello, dated November 24, 1999, of record in Book 11757, page 886, said Register's Office. Mai Manning conveyed her ½ interest by deed from L. R. DeMarco, Trustee to Jack Zuccarello and wife, Darlene Bartley Zuccarello, dated June 3, 2002, of record in Instrument No. 20020606-0069034, said Register's Office. Jack Zuccarello having since died on February 19, 2024, leaving Darlene Bartley Zuccarello as surviving tenant by the entirety. The said Darlene Bartley Zuccarello aka Darlene Kopski Bartley Zuccarello having since died testate on March 9, 2024, and pursuant to her Last Will and Testament, of record in Docket No. 24P-595, Davidson County Probate Court Clerk's Office, the property was devised to Renae A. Droege.

Being also known as 105 Keyway Drive, Nashville, TN 37205.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

BY: Renae A Droege
Renae A. Droege

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 24th day of September, 2024.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: The Cantrell Community Property Trust U/A
Address: 105 Keyway Drive
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: The Cantrell Community Property Trust U/A
Address: 789 Elysian Fields
City, State, Zip: Nashville, TN 37204

Tax ID: 130-01-020.00

Certificate of Authenticity

I, Tara Crook, 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 September 25, 2024.

Tara Crook
Affiant Signature

September 25, 2024
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 25th day of September, 2024.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

