WARRANTY DEED

Karen Johnson
Batch # 1191006
10/08/2024 09:42:01 AM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20241008-0078025

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Thom A. Druffel and Margaret B. Druffel	Thom A. Druffel and Margaret B. Druffel	132-16-84
(NAME)	(NAME)	
623 Dunston Drive	623 Dunston Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241739

For and 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, **James Kay Upchurch, Jr.** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thom A. Druffel and Margaret B. Druffel, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

BEING Lot No. 650 on the Plan of Caldwell Hall, Section 7, of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James Kay Upchurch and wife, Ruth M. Upchurch by Warranty Deed from Andrew Ewing, Trustee, dated January 10, 1962 and filed of record in Book 3369, page 579, Register's Office for Davidson County, Tennessee. The said Ruth M. Upchurch pre-deceased the said James Kay Upchurch on December 6, 2006, leaving the said James Kay Upchurch the surviving tenant by the entirety and sole owner of said land. The said James Kay Upchurch died intestate on or about November 7, 2023, survived by James Kay Upchurch, Jr., his sole heir at law, pursuant to Affidavit of Heirship appearing of record in Instrument # 20241008-0078023 and Instrument # 20241008-0078024 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the plat of record in Book 3300, page 19, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 623 Dunston Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of October, 2024

James Kay Upchurch, Jr.

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Kay Upchurch, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of October, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027