This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-4314-SL

Karen Johnson Davidson County
Batch # 1202545 DEEDWARR
11/07/2024 09:34:51 AM 2 pgs
Fees: $13.00 Taxes: $1,803.75

20241107-0086600

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $487,500.00.

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2024.

Notary Public
My Commission Expires: 10/4/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Druffel and Magen Pearson 571 Highcrest Drive Nashville, TN 37211	Knoxville TVA Employees Credit Union, Real Estate Lending 1409 Centerpoint Boulevard Knoxville, TN 37932	147-15-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Julia Simmons fka Julia Meadows and David Simmons, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Druffel, an unmarried man, and Magen Pearson, an unmarried woman, joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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. 47 on the Plan of Whispering Hills, Section I, of record in Plat Book 2331, Page (s) 82 through 84 inclusive, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julia Meadows and David Simmons, wife and husband by Warranty Deed from Julio Marquez and Paulina Vielona Yescas, husband and wife of record in Instrument No. 20200406-0036378 Register's Office for Davidson County, Tennessee, dated April 3, 2020 and recorded on April 6, 2020. Julia Meadows is now known as Julia Simmons.

This is improved property located at: **571 Highcrest Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year **2025**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~24th~~ 23rd day of October, 2024.

GRANTOR:

Julia Simmons

David Simmons

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julia Simmons and David Simmons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~24th~~ 23rd day of October, 2024.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024