This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1217815 DEEDWARR
12/18/2024 02:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20241218-0098390

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $425,000.00

Affiant Signature

Subscribed and sworn to before me on this the 11 Day of Dec, 2024

Notary Public

My Commission expires 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Claudia Marleni Ortiz Duarte
100 Gayle Dr.
Old Hickory, TN 37138

SEND TAX BILLS TO:
Claudia Marleni Ortiz Duarte

MAP AND PARCEL NUMBER: 05316011200

WARRANTY DEED
24NT01323

Effective the 10 Day of Dec, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Victor Scott Poole and Sharon Renee Poole, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Claudia Marleni Ortiz Duarte,

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Polly Acres Subdivision, Lakewood, Tennessee as of record in Book 3700 Page 57 and in Book 3700, page 90, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Victor Scott Poole and Sharon Renee Poole, husband and wife from Claude Lee Ferrell Jr. and Virginia D. Ferrell, by Warranty Deed dated 05/03/2000 and recorded 05/17/2000 in Instrument No. 20000517-0049456, Register's Office of said County.

Being the same property conveyed to Claude Lee Ferrell Jr and Virginia D. Ferrell by Quit Claim Deed from C.L. Ferrell (deceased) and Pauline R. Ferrell dated 12/31/1996 and recorded 01/13/1997 in book 10317, page 515, Register's office for Davidson County, Tennessee. Corrected by Corrective Quit Claim Deed of record as Instrument No. 202412180098389.

C.L. Ferrell AKA Claude Lee Ferrell Sr died intestate 05/28/1984, leaving his heirs-at-law as follows, as evidenced by affidavits of heirship recorded 202412180098386 and 202412180098387, Register's office for Davidson County, Tennessee: Pauline Ruth Ferrell, Laura Mae Ferrell Beard, Claude Lee Ferrell Jr, Paul Melvin Ferrell & William Ferrell.

Pauline Ruth Ferrell died 2/16/1997 with testate probate in the Davidson County Probate Court case no. 97P350, her 1/5 interest passed to her residuary devisees named therein Laura May Beard, Claude Lee Ferrell Jr, Paul Melvin Ferrell & William C. Ferrell-all subsequently deceased.

Laura Mae Ferrell Beard died 4/15/024 her 1/5 interest passing to her heirs-at-law as follows, as evidenced by affidavits of heirship recorded 202412180098385 AN202412180098388Register's office for Davidson County, Tennessee: Gary Wayne Beard & Karen Beard Gray.

Claude Lee Ferrell Jr died 09/20/2009 with testate probate in the Davidson County Probate Court, case no. 09P1656, devising his 1/5 interest into his Residuary Trust.

Paul Melvin Ferrell died 09/27/2015, with testate probate in the Davidson County Probate Court case no. 2015PR-149, with his 1/5 interest administered through his probate estate by terms of probated will.

William Ferrell died 01/17/2015 with testate probate in the Sumner County probate court case no 2015PR-149, with his 1/5 interest administered through his probated estate by terms of the probated will.

Being part of the same property conveyed to C.L. Ferrell by Warranty Deed from C.L. Ferrell and Kirby Clifton dated 12/21/1967 and recorded 12/29/1967 in book 4201, page 798, Register's office for Davidson County, Tennessee.

This is an improved property commonly known as: 100 Gayle Dr, Old Hickory, TN 37138-2302

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 10 day of Dec, 2024

Victor Scott Poole

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Victor Scott Poole**, the within named bargainer, 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 10 day of Dec, 2024.

Notary Public

My Commission expires: 03/03/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Sharon Renee Poole

Sharon Renee Poole

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sharon Renee Poole,** the within named bargainer, 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 10 day of Dec, 2024.

Notary Public

My Commission expires: 03/03/2025



Certificate of Authenticity

I, Holly A. Mason, 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 December 10, 2024.

Affiant Signature

12/13/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of December, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

