Karen Johnson Davidson County
Batch# 1224608 DEEDWARR
01/08/2025 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20250108-0001618

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38445-12-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $580,000.00. Affiant Subscribed and sworn to before me this 27th day of December, 2024. Notary Public My Commission Expires:

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Alice Fair, Andrew Fair 616 Wolfeboro Lane Nashville, TN 37221	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 141050A12000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Foster Dugger III and wife, Laura Lempke Dugger** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alice Fair and Andrew Fair,** _____ ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 616 Wolfeboro Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 26th day of December, 2024.

James Foster Dugger III

Laura Lempke Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Foster Dugger III and Laura Lempke Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of December, 2024.

Notary Public

My Commission Expires:

7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of AVONDALE PARK, PHASE 2, SECTION 2A of record in Instrument No. 20110208-0011106, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Foster Dugger III and wife, Laura Lempke Dugger, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20110927-0074541, in the Register's Office of Davidson County, Tennessee, dated September 23, 2011, and recorded on September 27, 2011.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel No. 141050A12000CO.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK, PHASE 2, SECTION 2A, as recorded in Instrument No. 20110208-0011106.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452 as amended in Instrument No. 20090331-0028791; Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.
5. Easement recorded in Instrument No. 20140114-0003778.
6. Standard Lease Agreement as set forth in instrument recorded in Book 4494, Page 882 and Book 6078, Page 619.
7. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.
8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293 and Instrument No. 20090814-0076610.
9. Charter for Avondale Park Owners' Association, Inc. recorded as Instrument No. 20081203-0117350.
10. Contract between Louisville and Nashville Railroad Company and Joe M. Rogers recorded in Book 5348, Page 362 with assignment recorded in Book 5902, Page 469 and Instrument No. 20041207-0145663.
11. All of the terms and provisions set forth and contained in that certain Lease between Michael R. Allison, Lessor, and National Advertising Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Book 10023, Page 638.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/27/2024 (date of document).

Affiant Signature

12/27/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

