Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 12
Nashville TN 37215

Warranty Deed

Karen Johnson
Batch # 1241621
02/26/2025 03 28 14 PM
Fees $13 00 Taxes $4,995 00

Davidson County
DEEDWARR
2 pgs

20250226-0014374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000 00

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2025.

Notary Public

My commission expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers:
Stone Oak Builders, LLC	NEW OWNER	117-13-0-014 00
PO Box 1447		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER DUGGIN ALEXANDER, TRUSTEE OF JACK AND MARY DUGGIN LIVING TRUST, DATED AUGUST 11, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STONE OAK BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 30 on the Plan of Vailwood Heights, as of record in Book 1835, page 32, Register's Office for said County. Said Lot No. 30 fronts 100 feet on the westerly side of Skyline Drive and runs back between parallel lines 252 feet to a dead line.

Being the same property conveyed to Jack C Duggin and wife, Mary B. Duggin, their by Warranty Deed from Ellis T. Ellis, a widow of record in Book 3762, page 281, Register's Office for Davidson County, Tennessee, dated May 08, 1964 and recorded on May 08, 1964.

Being the same property conveyed to Jack C. Duggin and Mary E. Duggin, as Trustees of the Jack and Mary Duggin Living Trust dated August 11 2021 by Quitclaim Deed from Jack C. Duggin and wife, Mary E Duggin, who took title as Mary B. Duggin of record in Instrument No. 20210817-0110731 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 17, 2021

Jack C. Duggin, deceased

Being the same property conveyed to Jennifer Duggin Alexander, as Trustee of the Jack and Mary Duggin Living Trust dated August 11, 2021 by Quitclaim Deed from Mary E. Duggin, as Trustee of the Jack and Mary Duggin Living Trust dated August 11, 2021 of record in Instrument No. 20241004-0077065 Register's Office for Davidson County, Tennessee, dated September 11, 2024 and recorded on October 04, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4123 Skyline Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2025.

Jack and Mary Duggin Living Trust, dated August 11, 2021

By: _____
Jennifer Duggin Alexander, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Duggin Alexander, Trustee of Jack and Mary Duggin Living Trust, dated August 11, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2025.

_____
Notary Public

My Commission Expires: _____

