Karen Johnson Davidson County
Batch# 1247765 DEEDWARR
03/19/2025 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,467.90
20250319-0019348

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $667,000.00.

Affiant

Subscribed and sworn to me on March 12, 2025.

NOTARY PUBLIC

My Commission Expires: 6-3-28

KRISTINA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37174

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Cameron James Drury and Gabriela Anne Carter 5141 Millbrook Drive Nashville, TN 37221	NEW OWNER	155-15-0A-115.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ELIZABETH DUENSING AND CHERRIE HUGHES, A MARRIED COUPLE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **CAMERON JAMES DRURY AND GABRIELA ANNE CARTER, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 115 on the Plan of Revision -Stonemeade, Section II, of record in Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth Duensing, unmarried, and Cherrie Hughes, unmarried, by Warranty Deed from Raymond H. Zingler and wife, Carol B. Zingler, of record on June 4, 2002 as Instrument No. 20020604-0067184, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Elizabeth Duensing, unmarried and Cherrie Hughes, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Elizabeth Duensing, unmarried, and Cherrie Hughes, unmarried, of record on December 13, 2012 as Instrument No. 20121213-0114786, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

5141 Millbrook Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), against 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 my/our hand(s) this 12th day of March, 2025.

ELIZABETH DUENSING

CHERRIE HUGHES

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Elizabeth Duensing and Cherrie Hughes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal, this 12th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 1/11/2026

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 day of March, 2025.

K. Thomas Sidwell
Date: 03/12/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 12 day of March, 2025.

Notary Public
My Commission Expires: 1-21-26

