Karen Johnson
Batch # 1248356
03/20/2025 08 56 21 AM
Fees $13 00 Taxes $1,757 50
Davidson County
DEEDWARR
2 pgs
20250320-0020176

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250013**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $475,000 00 Elizabeth Tucker Plunkett Affiant Subscribed and sworn to before me, this 14th day of March, 2025 Notary Public My Commission Expires:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Tucker Plunkett 28 Cameo Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 119 12 0 019 00

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, **Luke R. Farkas and Carina C. Farkas, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Tucker Plunkett, a single woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of BATTLEWOOD, SECTION ONE of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Luke R Farkas and Carina C. Farkas, husband and wife, by Warranty Deed from Ryan Alan Millen and Shannon Rae Gregory Millen, husband and wife, of record in Instrument No. 20190430-0039760, in the Register's Office of Davidson County, Tennessee, dated April 26, 2019 and recorded on April 30, 2019

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLEWOOD, SECTION ONE, as recorded in Plat Book 1835, Page(s) 31.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1494, Page 513 and Book 1911, Page 67.

This is improved property located at 28 Cameo Drive Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of March, 2025

Luke R. Farkas by Carina C. Farkas as attorney-in-fact — Carina C. Farkas

Luke R. Farkas by Carina C. Farkas as Attorney-in-fact

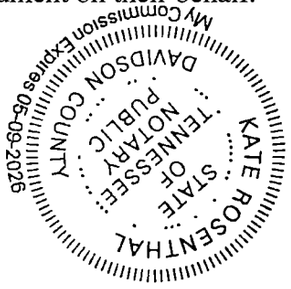
Carina C. Farkas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carina C. Farkas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Luke R. Farkas and that she is authorized by Luke R Farkas to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of March, 2025

Notary Public
My Commission Expires _____

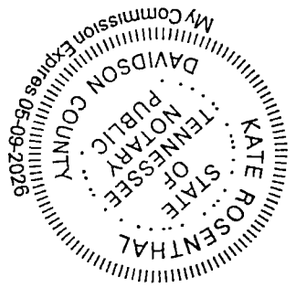


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carina C Farkas, 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 14th day of March, 2025

Notary Public
My Commission Expires: _____



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-SURE-25-28