Karen Johnson Davidson County
Batch# 1265111 DEEDWARR
04/25/2025 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20250425-0032101

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00

Trevor Keller
Affiant

Subscribed and sworn to before me, this 23rd day of April, 2025.

Notary Public
My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: James Duncan 306 Summit Ridge Circle, Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131-05-0B-306-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELAINE WURDINGER F/K/A ELAINE TURNER AND MICHAEL JOHN WURDINGER, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAMES DUNCAN, UNMARRIED MAN,** ("Grantee"), Grantee's successors, 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 Unit No.306, on the Horizontal Property Regime for Four Seasons Condominium, as recorded in the Master Deed of record in Book 6841, page 349 and amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Charlotte Shrum Wilson, by deed from Kimberly J. Clune, of record in Instrument No.20060301-0023719, dated February 15, 2006, said Register's Office. The said Charlotte Shrum Wilson died testate on or about September 29, 2008. The Will of Charlotte Shrum Wilson of record in the Seventh Circuit Probate Court of Davidson County, Tennessee in Volume 09P157 devised subject property to Louis I. Schneider, Jr., Trustee of The Charlotte Shrum Wilson Family Trust Louis I. Schneider, Jr., Trustee of The Charlotte Shrum Wilson Family Trust further conveyed to Mark A. Wilson, Personal Representative of The Estate of Daivd C. Wilson, of record in Instrument No. 201507220072003 dated June 29, 2015, said Register's Office.

Being the same property conveyed to Elaine Turner, an unmarried woman by Deed dated July 20, 2015 from Mark A. Wilson, Personal Representative of the Estate of David C. Wilson, recorded July 22, 2015, in Instrument Number 201507220072004, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **306 Summit Ridge Circle, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 23rd day of April, 2025.

Elaine Wurdinger

ELAINE WURDINGER F/K/A ELAINE TURNER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELAINE WURDINGER F/K/A ELAINE TURNER,** the within named bargainors, 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 and official seal at office this 23rd day of April, 2025.



Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22 day of April, 2025.

MICHAEL JOHN WURDINGER

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL JOHN WURDINGER,** the within named bargainors, 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 and official seal at office this 22 day of April, 2025.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11.2.26

Certificate of Authenticity

I, Joshua A. Terry, 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 4/23/2025 & 4/22/2025.

Affiant Signature – Joshua A. Terry

4/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/25/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27