WARRANTY DEED

Karen Johnson Davidson County
Batch# 1271805 DEEDWARR
05/12/2025 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250512-0037176

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~9TH~~ 12th DAY OF MAY, 2025.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 01/30/2027
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Allen Jesko and Lindsey Danna Jesko	New Owner	Parcel ID: 098 13 0A 068.00
(NAME)	(NAME)	
4728 Cape Hope Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Emily Dugre and Brian Dugre, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Allen Jesko and Lindsey Danna Jesko, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee, and being Lot No. 68 on the Plan of New Hope Point, Phase One, Section Two, as of record in Book 9700, Page 431, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Dugre and wife, Brian Dugre, wife and husband from Lisa K. Williams, married by Warranty Deed dated October 2, 2013 and recorded on October 4, 2013, in Instrument No. 20131004-0104742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4728 Cape Hope Pass, Hermitage, TN 37076

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 we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, 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 our hands this 9th day of May, 2025.

Emily Dugre

Brian Dugre

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Emily Dugre and Brian Dugre, wife and husband, the within named bargainor, 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, this the 9th day of May, 2025.

Notary Public

My Commission Expires: 1.5.2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/9/25 (date of document).

Jennifer Russell
Affiant Signature

5/12/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

