WARRANTY DEED

Karen Johnson Davidson County
Batch# 1273009 DEEDWARR
05/14/2025 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250514-0037982

File No. SG-25-9151

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Jeppson, Lori Jeppson, Kristin Jeppson, and William Jackson Brown	American Airlines Federal Credit Union	
(NAME)	(NAME)	
317B Duke Street	MD 2100 P.O. Box 619001	071-08-0D-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	DFW Airport, TX 75261-9001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jamie Sergenian, F/K/A Jamie Harris, a married woman, and Deborah Gannon, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Jeppson and Lori Jeppson, a married couple, and Kristin Jeppson, an unmarried woman, and William Jackson Brown, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B, Homes at 317 Duke Street, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Homes at 317 Duke Street, of record in Instrument Number 20170301-0020295, as amended in Instrument Number 20170707-0068635, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Homes at 317 Duke Street set forth in Exhibit B of said Declaration for the location of the Units described therein.

Being the same property conveyed to Jamie Harris, an unmarried woman and Deborah Gannon, an unmarried woman, as joint tenants with rights of survivorship by Warranty deed from Invent Communities, Inc A Tennessee Corporation of record in Instrument No. 20180925-0095061, Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 25, 2018, and Scrivener' s Affidavits Recorded in Instrument No. 20181128-0116052 and Instrument No. 20181227-0125539, said Register's Office.

Jamie Harris has since married Dustin Sergenian per that Certificate of Marriage recorded in Book 0334 Page 367 in the County Clerks Office of Davidson County, Tennessee.

Dustin Sergenian has added his signature to this document to convey any and all marital interests he might have to this property.

The subject property was not a marital residence for Deborah Gannon.

This is property more commonly known as 317B Duke Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 12th day of May, 2025.

Jamie Sergenian

Dustin Sergenian

Deborah Gannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2025, before me personally appeared Jamie Sergenian, Dustin Sergenian, and Deborah Gannon, 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's (or persons') free act and deed.

Witness my hand, at office, this 12th day of May, 2025.

Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Spencer Gross, 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 **May 12th, 2025**.

Affiant Signature

May 12th, 2025

Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this **14th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY