| THIS INSTRUMENT PREPARED BY: | STATE OF Tennessee )<br>COUNTY OF Davidson ) |
|---|---|
| **The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | The actual consideration or value, whichever is greater, for this transfer is: $569,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of May, 2025.<br><br>Notary Public<br>My Commission Expires: 7/26/2026 |

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/26/2026

## WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Elaine McDonald<br>5414 Oakmont Circle,<br>Nashville, TN 37209 | New Owner | Tax Parcel ID No.<br>103-07-0-046 |

**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, **JACOB FUGETT AND REBECCA FUGETT F/K/A REBECCA PARKER, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELAINE MCDONALD,** single woman ("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 Lot(s) 35, as shown on the map entitled Section One, Richland Meadows, of record in Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property, description.**

**Being the same property conveyed to Jacob Fugett and Rebecca Parker, husband and wife by Deed dated June 14, 2022 from John Charles Chapin, married, recorded June 22, 2022, in Instrument Number 202206220070957, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **5414 Oakmont Circle, Nashville, TN 37209**

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.

Karen Johnson
Batch # 1280190
06/02/2025 10:24:45 AM
Fees $13.00 Taxes $2,105.30

Davidson County
DEEDWARR
2 pgs

20250602-0043041

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 22nd day of May, 2025.

**JACOB FUGETT**

**REBECCA FUGETT F/K/A REBECCA PARKER**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB FUGETT AND REBECCA FUGETT F/K/A REBECCA PARKER,** 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 22nd day of May, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____