Prepared by
Record and Return To
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
[illegible] TN 37215

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste 502
Nashville, TN 37217
CT-25-2903

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
WHICHEVER IS GREATER, FOR TH
$292,500 00

Affiant

Karen Johnson
Batch # 1284633
06/16/2025 10 12 53 AM
Fees $13 00 Taxes $1,082 25

Davidson County
DEEDWARR
2 pgs

20250616-0046661

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

SUBSCRIBED AND SWORN TO BEF[illegible]
THIS 13th day of June, 2025

Notary Public

Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffrey Maddox 2125 Belmont Blvd Nashville, TN 37212	NEW OWNER	119-12-0-050 00

WARRANTY DEED

FOR AND IN 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,

Faith Essner, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Maddox, a married man

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 Davidson County, Tennessee, being Lot No 182, Plan of Section Two, Battlewood, of record in Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Vincent L Harrison and wife, Laura Elizabeth Harrison by Warranty Deed from Thomas W Carl and wife Angie Sanford Carl of record in Book 3308, Page 633, Register's Office for Davidson County, Tennessee, dated November 01, 1961 and recorded on November 03, 1961

The said Vincent L Harrison died on or about June 8, 1964 leaving Laura Elizabeth Harrison as the remaining tenant by the entirety

Being the same property conveyed to Michael Lynn Abernathy by Quitclaim Deed from Laura Elizabeth Harrison of record in Instrument No 200004040033929 Register's Office for Davidson County, Tennessee, dated April 04, 2000 and recorded on April 04, 2000 and Re-Recorded Quitclaim Deed of record on June 07, 2000 in Instrument No 200006070057042

Being the same property conveyed to Erin Dias, Trustee of The 732 Drummond Drive Trust by Warranty Deed from Michael Lynn Abernathy, married man of record in Instrument No 20240813-0060847 Register's Office for Davidson County, Tennessee, dated August 06, 2024 and recorded on August 13, 2024

Being the same property conveyed to Doug Brooks, married and Craig Roberts, married by Warranty Deed from Erin Dias, Trustee of The 732 Drummond Dr Trust of record in Instrument No 20240814-0061987 Register's Office for Davidson County, Tennessee, dated August 06, 2024 and recorded on August 14, 2024

Being the same property conveyed to Faith Essner, an unmarried woman by Warranty Deed from Douglas A Brooks, married and Craig Roberts, married of record in Instrument No 20240920-0073193 Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on September 20, 2024

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 732 Drummond Drive, Nashville, TN 37211

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 so 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

Dated this the 13th day of June, 2025

Faith Essner

Faith Essner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2025, before me personally appeared Faith Essner, 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 13th day of June, 2025

Notary Signature
My commission expires 2-22-2026

