Karen Johnson Davidson County
Batch# 1285227 DEEDWARR
06/17/2025 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,235.80
20250617-0047485

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$334,000.00**

Subscribed and sworn to before me this 12th day of June, 2025.

**Notary Public** **Affiant**
My Commission Expires: 3/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Aubrey B. Saling**<br>**5389 Brick Church Pike**<br>**Goodlettsville, TN 37072** | Same as New Owner | **018-11-0-028.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Jamie Elizabeth Mendez, a/k/a Beth Mendez, and Cheryl McQuaig**, the Grantor(s) have this day bargained and sold, and does hereby transfer and convey unto the said **Aubrey B. Saling, a married person**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Plan of Connell Estates, Section 2, of record in Book 2900, page 130, 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 DOROTHY HAMLETT CARTWRIGHT, by deed from SAM H. CARTWRIGHT, of record in Book 4991, page 528, dated January 23, 1976, said Register's Office.**

**DOROTHY HAMLETT CARTWRIGHT having since died testate on or about November 14, 2024, devising said property to RHONDA CARTWRIGHT AND CHERYL MCQUAIG by will of record in Docket No. 24P2542 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). RHONDA CARTWRIGHT died on or about April 1, 2022, predeceasing the decedent, leaving Cheryl McQuaig and Jamie Elizabeth Mendez, A/K/A, Beth Mendez, as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 202506170047484, said Register's Office.**

**This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.**

**This is improved property known as: 512 Utley Drive, Goodlettsville, TN 37072**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 12th day of June, 2025.

Jamie E. Mendez

**Jamie Elizabeth Mendez,**
**A/K/A Beth Mendez**

Cheryl McQuaig

**Cheryl McQuaig**

**Estate of Dorothy Louise Cartwright**

Cheryl McQuaig, Personal Representative

**Cheryl McQuaig, as Court-Appointed**
**Personal Representative**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Jamie Elizabeth Mendez, A/K/A Beth Mendez and Cheryl McQuaig,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 12th day of June, 2025.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXP.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 12th day of June, 2025, before me, **Devin Freeman Park**, personally appeared **Cheryl McQuaig, Personal Representative of the Estate of Dorothy Louise Cartwright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representative of the **Estate of Dorothy Louise Cartwright, as appointed by court Order of record in Docket No. 24P2542 in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division)** and are authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 12th day of June, 2025.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXP.

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/12/2025 [DATE].

**AFFIANT SIGNATURE**

6/12/2025
**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the 12th day of June, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

