Karen Johnson Davidson County
Batch# 1288476 DEEDWARR
06/23/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250623-0048990

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-11-25
(AFFIX SEAL)

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 25-0168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hidden Dunes, GP	NEW OWNER	098-02-0-061.00
(NAME)	(NAME)	
P.O. Box 943		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAULINE HARRIS CANTRELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HIDDEN DUNES, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 8 on the Plan of Phase II-B, Roxborough East, of record in Plat Book 7900, Page 601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry Dwayne Cantrell and Cauline Harris Cantrell, husband and wife, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized

and existing under the laws of the United States of America of record in Instrument No. 20120330-0026978 Register's Office for Davidson County, Tennessee, dated March 04, 2012 and recorded on March 30, 2012. The said Larry Dwayne Cantrell has since died January 9. 2025.

unimproved ☐
This is improved ☑ property, known as 5413 Roxborough Point, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 hand this 20th day of June, 2025.

Cauline Harris Cantrell
Cauline Harris Cantrell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 20th day of June, 2025, before me personally appeared Cauline Harris Cantrell, 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 (or person's) free act and deed.

JJ Stacey
Notary Public

My Commission Expires: 10-11-25

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Jennifer D. Stacey, do hereby make oath that I am a licensed attorney and/or 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 documents executed and authenticated according to law on 6.20.25.

JDS Stacey
Affiant

Date: 6.23.25

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 23 day of June, 2025

Notary Public

My Commission Expires: 10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025