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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651340**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $584,000.00. Lynn J Balcirk Affiant Subscribed and sworn to before me, this 22nd day of July, 2025. Georgette R Kennedy Notary Public My Commission Expires: 11-08-28

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1301017 DEEDWARR
07/23/2025 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,160.80
20250723-0058315

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eileen L. Parsons 325 Binkley Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-02-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackson W. Dugger and Erica Lee Dugger, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Eileen L. Parsons, unmarried**, ("Grantee"), her 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) 333, as shown on the map entitled Section Three Caldwell Hall, of record in Plat Book 2900, page 131, 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 JACKSON W. DUGGER and ERICA LEE DUGGER, HUSBAND AND WIFE, by deed from WILLIAM DOW GOAD AND RICHARD CLAYTON GOAD, of record in Instrument No. 20160803-0080167, dated July 27, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 147-02-0-069.00.

Matters shown on the Plan of record in Plat Book 2900, page 131, said Register's Office.

This is improved property located at 325 Binkley Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2025.

Jackson W. Dugger

Erica Lee Dugger by Jackson W. Dugger, her Attorney-in-Fact her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson W. Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2025.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackson W. Dugger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Erica Lee Dugger and that he is authorized by Erica Lee Dugger to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of July, 2025.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, John M. Wells 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 document executed and authenticated according to law on July 23rd, 2025.

Affiant
Date: 7/23/25

STATE OF TENNESSEE
COUNTY OF Williamson

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

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK