Karen Johnson Davidson County
Batch# 1306180 DEEDWARR
08/05/2025 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20250805-0062162

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 38774-07-2025 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.<br>Carmen Coats<br>Affiant<br>Subscribed and sworn to before me this 1st day of August, 2025.<br>Notary Public<br>My Commission Expires: |

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Robert Howard Duling, Jr.,<br>Julianna Leigh Staples<br>402 B St. Francis Avenue<br>Nashville, TN 37205 | TriStar Bank<br>719 E. College Street<br>Dickson, TN 37055 | Map and Parcel No.:<br>104010M00400CO |

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, Catherine Fenner, as to an 80% interest and **Catherine Fenner and Paul Fenner**, wife and husband, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert Howard Duling, Jr. and Julianna Leigh Staples,** husband and wife, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 402 B St. Francis Avenue, Nashville, TN 37205.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of August, 2025.

GRANTOR:

Catherine Fenner

Paul Fenner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Fenner and Paul Fenner, 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, at office, this 1st day of August, 2025.

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

# Exhibit "A"
## Property Description

Land in Davidson County, Tennessee, being Unit D, as shown in Declaration of Covenants, Conditions, and Restrictions for St. Francis Townhomes of record in Instrument No. 20130603-0055458, 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 Catherine Hunter, an unmarried woman and Nannette Hunter, a married woman, Tenants in common by Warranty Deed from Katherine A. Bender, nka Katherine Bender Lee, and Charles A. wife and husband of record in Instrument No. 20170104-0000941 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 04, 2017.

Being the same property conveyed to Catherine Fenner, as to an 80% interest, Catherine Fenner and Paul Fenner, wife and husband as to a 10% interest and Nannette Hunter, a married woman, as to a 10% interest by Quitclaim Deed from Catherine Hunter now known as Catherine Fenner, a married woman and Nannette Hunter, a married woman, Tenants in Common of record in Instrument No. 20231222-0098825 Register's Office for Davidson County, Tennessee, dated December 14, 2023 and recorded on December 22, 2023.

Being the same property conveyed to Catherine Fenner and Paul Fenner, wife and husband by Quitclaim Deed from Nannette Hunter, a married woman, as to a 10% interest of record in Instrument No. 20240105-0001084 Register's Office for Davidson County, Tennessee, dated January 02, 2024 and recorded on January 05, 2024.

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 August 1. 2025.

Affiant Signature

5th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028