Warranty Deed

Karen Johnson Davidson County
Batch# 1316674 DEEDWARR
08/29/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20250829-0069531

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2025.

Notary Public

My commission expires: 9.21.25

ALESIA DAVIS
Gwinnett County
My Commission Expires
September 21, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Keith Elliott	Brian Keith Elliott	128-12-0C-091.00-CO
1051 Woodbury Falls Drive	1051 Woodbury Falls Drive	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE DUCAS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN KEITH ELLIOTT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1051 on the Plan of Woodbury Townhomes, established by the Declaration of Covenants, Conditions and Restrictions said plan shown as Exhibit "E" thereof, of record in Instrument No. 20060310-0028278, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Being the same property conveyed to George Ducas by Warranty Deed from Rebecca Lewis and husband, Jack Lewis of record in Instrument No. 20120831-0079001 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on August 31, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1051 Woodbury Falls Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2025.

George Ducas

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Ducas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2025.

MYESHIA TAVETTE ALLEN
Notary Public, State of Texas
Comm. Expires 09-18-2025
Notary ID 131283412

Notary Public

My Commission Expires: Sept. 18, 2025

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 08/25/2025 (date of document).

Affiant Signature

08/25/2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 25 day of AUGUST, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027