Karen Johnson Davidson County
Batch# 1326143 DEEDWARR
09/23/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250923-0076038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. EM-25-10988

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATALIE MOORE, AN UNMARRIED WOMAN, AND MARK DUSING, AN UNMARRIED MAN, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP	NEW OWNER	
(NAME)	(NAME)	052-11-0-045.00
1032 Berwick Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Simon Roper, a single man, and Lyndsey C. Taylor, a married woman, as Tenants in Common**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIE MOORE, AN UNMARRIED WOMAN, AND MARK DUSING, AN UNMARRIED MAN, AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 27 on the Plan of Madison Heights Section II. Part II of record in Plat Book 2133, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 125.0 feet on the Southerly side of Berwick Trail and extends back between lines 375.0 feet on the Westerly line 377.0 feet in the Easterly line to a dead line in the rear, measuring 125.02 feet thereon.

Prior Deeds erroneously referenced the Plat Book as 2331. This Deed makes the correction to show Plat Book 2133.

Being the same property conveyed to Simon Roper, a single man, and Lyndsey C. Taylor, a married woman, as Tenants in Common by Quitclaim Deed from Simon Roper, a Single Person, and Julia Mcleod, a single person, as Joint Tenants with Rights of Survivorship of record in Instrument No. 20250123-0005254 Register's Office for Davidson County, Tennessee, dated January 21, 2025 and recorded on January 23, 2025. Property was not used as a marital residence by Lyndsey C. Taylor.

This is property more commonly known as 1032 Berwick Trail, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 heirs 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/our hand this 19th day of September, 2025.

Simon Roper

Lyndsey C Taylor By Attorney in fact

Lyndsey C. Taylor by Simon Roper, 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, the within named, Simon Roper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Lyndsey C. Taylor, and that this instrument was executed on behalf of the said Lyndsey C. Taylor for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202509230076037____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 19 day of September 2025.

Notary Public

My Commission Expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2025, before me personally appeared Simon Roper, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of September, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Danielle Watson, 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 9/19/25.

Date

D. Watson

Affiant Signature

9/19/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 19th day of September, 2025

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029