Karen Johnson Davidson County
Batch# 1333690 DEEDWARR
10/14/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20251014-0081795

Name and Address of New Owner:
Franklin Fitzpatrick and Kathy A. Fitzpatrick
496 North Central Avenue
Prestonburg, KY 41653

Send Tax Bills To:
Pentagon Federal Credit Union
4117 Pinnacle Pointe Drive, Suite 100
Dallas, TX 75211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 131-03-0A-104-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jim DuCharme and Jane DuCharme, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Franklin Fitzpatrick and Kathy A. Fitzpatrick, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site No. 104 on the Plan of Arden Place Section One of record in Book 4675, Page 29, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed Jim DuCharme and Jane DuCharme, husband and wife, by Warranty Deed dated September 24, 2021 from Mark Baker and Vergil O'Dell Murrell as Co-Executors, under the Last Will and Testament of Shirley Jenkins, recorded September 27, 2021 in Instrument No. 20210927-0129676 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of October, 2025.

(SEAL)
Jim DuCharme

(SEAL)
Jane DuCharme

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2025, before me personally appeared Jim DuCharme and Jane DuCharme, 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, this 6th day of October, 2025.

Notary Signature
My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 10th day of October, 2025.

Notary Public
My commission expires: 12.19.28
File No. 2025-8342-RS

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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 October 10. 2025.

Affiant Signature

14th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 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