Name and Address of New Owner:
Janelle Douglas
707 North Graycroft Avenue
Madison, TN 37115

Send Tax Bills To:
Janelle Douglas
707 North Graycroft Avenue
Madison, TN 37115

This Instrument Prepared By:
Cathy Edley
One Real Closing Services, LLC DBA One Real Title
350 Lincoln Road
Floor 2 Suite 351
Miami Beach, FL 33139

Karen Johnson Davidson County
Batch# 1336046 DEEDWARR
10/20/2025 01:20:30 PM 5 pgs
Fees: $28.00 Taxes: $1,590.63
20251020-0083411

Map & Parcel No: 042 07 0 042.00

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, **Heather Hollis Durai and Christopher Durai, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Janelle Douglas,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 40 and a portion of Lot 39, on the Plan of Section Two, Morning View Subdivision, of record in Book 2133, Page 99, Register's Office for said Davidson County, Tennessee.

Said Lot 40 fronts 115 feet on the westerly side of Graycroft Avenue and extends back between lines 388.86 feet on the southerly side and 361.09 feet on the northerly side, to a dead line in the rear, measuring 118.30 feet thereon.

Said part of Lot No.39 is more specifically described as follows:

Beginning at an iron pin in the North line of Lot No. 39, said pin being 120.09 feet West of an iron pin; the northeast corner of Lot No. 39, in the westerly margin of Graycroft

Road, now Graycroft Avenue; thence westerly along the North line of Lot No. 39, 89.9 feet, to an iron pin; thence southerly at a 90 degree angle, to an iron pin; thence easterly 89.9 feet to the point of beginning.

BEING the same property conveyed by Warranty Deed from Barbara A. Marchant, Single to Heather Hollis Durai and Christopher Durai, wife and husband, recorded May 5, 2016, as Instrument No. 20160505-0044436 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $279,900.00.

Said property is commonly known as: 707 North Graycroft Avenue, Madison, TN 37115
Tax Parcel No. 042 07 0 042.00
The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 14 day of October, 2025.

_____(SEAL)
Christopher Durai

STATE OF TN.
COUNTY OF Davidson

On this 14 day of October, 2025, before me personally appeared Christopher Durai, 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 14 day of October, 2025.

Susie J Ingram
Notary Signature
My commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of October, 2025.

Heather Hollis Durai (SEAL)
Heather Hollis Durai

STATE OF Illinois
COUNTY OF Cook

On this 14th day of October, 2025, before me personally appeared Heather Hollis Durai, 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 14th day of October, 2025.

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No. 976238
My Commission Expires August 7, 2027

Notary Signature
My commission expires: August 7, 2027

AFFIDAVIT OF VALUE

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 $429,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of October, 2025.

Notary Signature
My commission expires:

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 this 17 day of October, 2025.

Affiant Signature

10/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY