Karen Johnson Davidson County
Batch# 1349832 DEEDWARR
11/21/2025 01:45:30 PM 2 pgs
Fees: $13.00 Taxes: $2,534.13
20251121-0093299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $684,900.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2025.

Notary Public

(Notary Stamp) ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 8/3/26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrew R DuLac and Abigail Linh DuLac	Mackenzie Abercrombie	**155-16-0A-233.00-CO**
805 Meadow Ridge Ct.	1133 Ocean Ave, MSD#82-32	
Nashville, TN 37221	Lakewood, NJ 08701	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mackenzie Lea Abercrombie, single

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrew R DuLac and Abigail Linh DuLac, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 89 on the Plan of Traceside, Section Eight, as shown on survey and plat appearing of record in Book 9700, page 659, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mackenzie Lea Abercrombie, single by Warranty Deed from Carolyn V. Moore married of record in Instrument No. 20190501-0040407 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 01, 2019.

This is improved property known as **805 Meadow Ridge Ct., Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of November, 2025.

Mackenzie Lea Abercrombie

11/20/25

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, Mackenzie Lea Abercrombie, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of November, 2025.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 25-001219-626

Re No: 2025-1813-618

I, Andy Maloney, 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 **11/20/2025** (date of document).

Affiant Signature
Date **11/20/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY