THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9071-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 492,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2025 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JENNIFER HARRIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-19-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina Caccimelio and Fort Richardson	NEW OWNER	
623 Dunston Drive		132-16-0-084.00
Nashville, TN 37211		
(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, **Thom Druffel and Margie Druffel, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina Caccimelio and Fort Richardson**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 650 on the Plan of Caldwell Hall, Section 7, of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to James Kay Upchurch and wife, Ruth M. Upchurch by Warranty Deed from Andrew Ewing, Trustee of record in Book 3369, page 579, Register's Office for Davidson County, Tennessee, dated January 10, 1962 and recorded on April 3, 1962.

Ruth M. Upchurch died on December 06, 2006 and

Affidavit of Heirship record in Instrument No. 20241008-007802 and Affidavit of Heirship record in Instrument No 20241008-0078024

Being the same property conveyed to Thom A. Druffel and Margaret B. Druffel, husband and wife by Warranty Deed from James Kay Upchurch, Jr of record in Instrument No. 20241008-0078025 Register's Office for Davidson County, Tennessee, dated October 04, 2024 and recorded on October 08, 2024.

The said James Kay Upchurch having died on or about November 7, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **623 Dunston Drive, Nashville, TN 37211**

Karen Johnson Davidson County
Batch# 1358594 DEEDWARR
12/16/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,822.25
20251216-0099962

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 our hands this the 12 day of December, 2025.

Thom Druffel

Margie Druffel

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 **Thom Druffel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of December, 2025.

My Commission expires: Mar 8 2027

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Margie Druffel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of December 2025.

My Commission expires: Mar 8, 2027

Notary Public

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 12-12-25 (date of document).

Affiant Signature

12-12-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12th day of December, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

