Karen Johnson Davidson County
Batch# 1414217 DEEDWARR
05/01/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20260501-0038965

WARRANTY DEED

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $549,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/01/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-22-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 5322-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Timothy R. Duncan and Carol Duncan		181-01-0B-231.00-CO
6520 Sunnywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tyler J. Gaudreau and Rachel A. McCurry-Gaudreau, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy R. Duncan and Carol Duncan, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 97 on the Plan of Phase Four, Addition to Sugar Valley, of record in Plat at Instrument No. 20070125-0010052 and Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler J. Gaudreau and Rachel A. McCurry-Gaudreau, husband and wife by Warranty Deed from Robert Scott Frans and Emily Anne Frans, husband and wife of record in Instrument No. 20210329-0040896 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6520 Sunnywood Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on May 1, 2026.

Tyler J. Gaudreau

Tyler J. Gaudreau

Rachel A. McCurry-Gaudreau

Rachel A. McCurry-Gaudreau

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, **by audio-visual communication**, an online Notary Public of said County and State, Tyler J. Gaudreau, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~May xx~~ 30th April 2026.

AKB

Electronically signed and notarized online using the Proof platform.

Anita K Berry

Notary Public Anita K Berry

Notary Public, State of Texas

My Commission Expires: 02/18/2028

Anita K Berry

ID NUMBER
129515568
COMMISSION EXPIRES
February 18, 2028

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, **by audio-visual communication**, an online Notary Public of said County and State, Rachel A. McCurry-Gaudreau, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 1, 2026.

Anita K Berry

Notary Public Anita K Berry

Notary Public, State of Texas

My Commission Expires: 02/18/2028

Anita K Berry

ID NUMBER
129515568
COMMISSION EXPIRES
February 18, 2028

Electronically signed and notarized online using the Proof platform.

File #: 5322-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I Amber Whisner, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original executed and authenticated according to law on April 30, 2026 (date of document).

Amber Whisner
Affiant Signature

May 1, 2026
Date

State Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of May, 2026

ELISABETH CONNOR
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

My Commission Expires 4-15-28

Notary's Seal