WARRANTY DEED

Karen Johnson
Batch # 1429224
06/08/2026 09:01:41 AM
Fees: $13.00 Taxes: $4,347.50

Davidson County
DEEDWARR
2 pgs

20260608-0051170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pi,

File No.: NAS1651-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeremy McDuffie	Jeremy McDuffie	083-04-3K-001.00CO
(NAME)	(NAME)	
2328A Carter Avenue	2328A Carter Avenue	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	NASHVILLE, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Seventy-Five Thousand And No/100 Dollars ($1,175,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARK ZELASKO, TRUSTEE OF THE CAMILLA TRUST DATED 11/07/2023,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY MCDUFFIE, A SINGLE PERSON,** 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:

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

Land in Davidson County, Tennessee, being Unit No. A on the Plan of AK Property, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20211210-0164208, as amended in Instrument No. 20220824-0095681, and corrected in Instrument No. 20220830-0097689, 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 Mark Zelasko, Trustee of The Camilla Trust Dated 11/07/2023, by Warranty Deed from AK Property Inc, dated 11/22/2023, and recorded 12/05/2023, in Instrument Number 20231205-0093961, in the Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 2328A Carter Avenue, NASHVILLE, TN 37206

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of June, 2026.

The Camilla Trust dated 11/07/2023

BY: _____
Mark Zelasko
Trustee

State of Tennessee
County of Davidson

On this 5th day of June, 2026, before me personally appeared Mark Zelasko, Trustee of The Camilla Trust dated 11/07/2023, 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 (or person's) free act and deed.

Witness my hand at office, this 5th day of June, 2026.

_____
Notary Public

My Commission Expires: 1-4-27

