Karen Johnson Davidson County
Batch# 1468004 DEEDWARR
09/03/2026 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260903-0082042

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 12-26-29

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myrna Odeth Gamez	New Owner	149-07-0E-054-00CO
(NAME)	(NAME)	
2745 Banks Pointe Drive		
(ADDRESS)	(ADDRESS)	
Bradenton, FL 34208		
(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, WE,

BLADE DUCHESNEAU, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MYRNA ODETH GAMEZ,

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:

Land in Davidson County, Tennessee, being unit No. 1520 on the Plan of canyon Ridge, Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, tow which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blade Duchesneau, a married man by Deed dated February 21, 2025 from Blade Duchesneau and Chantelle Duchesneau, husband and wife, recorded March 19, 2025, in Instrument Number 20250319-0019744, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 1520 Smoketree Road, Nashville, TN 37013

LT&E File #23554

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 my/our hand(s) this 28th day of August, 2026

Blade Duchesneau x

STATE OF
COUNTY OF

On this 31st day of August, 2026, before me personally appeared Blade Duchesneau, 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 31st day of August, 2026.

Notary Signature
My commission expires:

LT&E File #23554

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of OSCEOLA

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 28 (Date) day of AUGUST (Month), 2026 (Year), by

BLADE DUCHESNEAU
Name of Person Acknowledging

DEE ANN DEFOREST
Notary Public - State of Florida
Commission # HH 811056
My Comm. Expires Oct 3, 2030
Bonded through National Notary Assn.

Signature of Notary Public — State of Florida

DEE ANN DEFOREST
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: FL DL

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: AUGUST 28, 2026 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

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Tennessee Certification of Electronic Document

I, Justin Foster 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 8/28/24 (date of document).

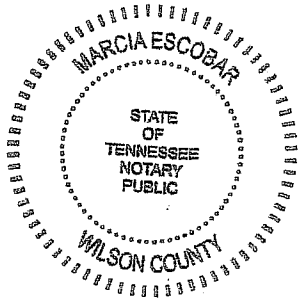
Affiant Signature

8/31/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 of August 2024

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027