Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1484023
10/15/2026 09:29:48 AM
Fees: $13.00 Taxes: $1,849.63

Davidson County
DEEDWARR
2 pgs

20261015-0094604

File #26-TL-1117-O

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren McClusky		
(NAME)	(NAME)	**082 03 0 113.00**
1117 North 2nd Street	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

CLAUDIA CAMPBELL LOFTON AND BENJAMIN SCOTT DUMAS, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LAUREN MCCLUSKY, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 64 on the plan of BENEDICT LAND COMPANYS SUBDIVISION, of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 64 fronts 50 feet on the East side of North Second Street and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to Claudia Campbell Lofton, an unmarried woman and Benjamin Scott Dumas, an unmarried man, by Warranty Deed from Robert Braswell, married, of record in Instrument No. 20170405-0033573, in the Register's Office of Davidson County, Tennessee, dated April 03, 2017 and recorded on April 05, 2017. The said Claudia Campbell Lofton and Benjamin Scott Dumas having since married.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT, as recorded in Plat Book 332, Page(s) 40.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1117 North 2nd Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th day of October, 2026.

Claudia Campbell Lofton

Benjamin Scott Dumas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2026, before me personally appeared Claudia Campbell Lofton, 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 14th day of October, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2026, before me personally appeared Benjamin Scott Dumas, 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 14th day of October, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027