FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~0.00~~ 325,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12/28/2018 Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2050

Karen Y Johnson Davidson County
Batch# 180054 **DEEDWARR**
01/03/2019 10:21:02 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190103-0000636

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Duncan and Jennifer Duncan	new owners	052-16-0-065
(NAME) 1214 Berwick Trail	(NAME)	
(ADDRESS) Nashville, TN, 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Marsha Willis, an unmarried person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney Duncan and Jennifer Duncan, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8 on the Plan of Marlin Meadows, Section V. as of record in Book 2133, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the southwesterly side of Berwick Trail, and runs back 790 feet, more or less, on the southeasterly line and 785 feet, more or less, on the northwesterly line, to the low water mark of the Cumberland River on which it measures 100 feet, more or less.
Being the same property conveyed to John F. Pratt and wife, Marie E. Pratt, by Warranty Deed dated June 6, 2014 and recorded in Instrument 20140611-0051043 in Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-18-1214

Further being the same property conveyed to Marsha Willis, an unmarried person by Warranty Deed dated September 17, 2018 from John F. Pratt and Marie E. Pratt, husband and wife, in Instrument Number 20180919-0092816, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 1214 Berwick Trail, Nashville, TN 37115
(House Number) (Street) (City, State) (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 GRANTEE(S), ~~his~~/her/~~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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), ~~his~~/her/~~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.

IN WITNESS WHEREOF, this instrument has been executed on this the 27 day of **December,2018**

Marsha Willis

STATE OF **NEVADA**
COUNTY OF **CLARK**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Marsha Willis, an unmarried person**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 27 day of **December, 2018.**

NOTARY PUBLIC

My Commission Expires: 21 June 2021

LAUREL ANN FRAHM HASTINGS
Notary Public State of Nevada
No. 17-2868-1
My Appt. Exp. June 21, 2021