Karen Johnson Davidson County
Batch# 207095 DEEDWARR
03/18/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20190318-0024537

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 3/18/2019.

Notary Public –
My commission expires: 1/3/2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Dakota S Jernigan 2960 Morgan Rd Joelton, TN 37080	United Shore Financial 585 South Blvd. E Pontiac, MI 48341	015-00-0-025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Daniel Duncan, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Sperry Whiteway, a single woman and Dakota Jernigan, a single man, as tenants in common with rights of survivorship**, 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, and being more particularly described according to a survey made by Richard B. Omohundro dated November 17, 1973, and a survey made by John B Kohl, III, dated September 28, 1995, as follows:

Beginning at a point in the southeasterly line of Morgan Road, at the Southeast corner of property conveyed to Cecil Hughes and wife, by deed of record in Book 4007, Page 179; thence along Hughes' easterly line, North 02 degrees 53 minutes East 396.9 feet, more or less, to a point in the property of the State of Tennessee; thence with the same, North 39 degrees 11 minutes East 201.8 feet to a point; thence South 08 degrees 19 minutes East 586.2 feet, to a point in the center line of Morgan Road; thence with the same, North 83 degrees 19 minutes West 233.7 feet, to the point of beginning.

Being the same property conveyed to Jason D Duncan and Deana R. Qualls, Joint Tenants with right of survivorship by Warranty Deed from William M Hooberry and wife, Sherron Hooberry by Deed dated March 18, 2004, recorded March 25, 2004, and filed in Instrument # 20040325-0033895, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Daniel Duncan by Quitclaim Deed from Deana Renae Qualls by Deed dated March 12, 2006, recorded February 12, 2007, and filed in Instrument #

20070212-0018085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

Spouse of Grantor, **Stacey Duncan,** joins herein to divest herself from all homestead, years support, personal property exemption, and all other rights accruing to her by virtue of her marriage to Grantor, and vests all of the aforesaid rights into Grantees herein.

This property is improved property known as 2960 Morgan Rd, Joelton, TN 37080.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 14th day of March, 2019.

Jason Daniel Duncan

Stacey Duncan

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Daniel Duncan and Stacey Duncan, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this March 14, 2019.

Steven Richardson
Tennessee Notary Public

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission expires 10/14/20

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019