Karen Johnson Davidson County
Batch# 232903 DEEDWARR
05/21/2019 01:27:52 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20190521-0047968

WARRANTY DEED

State of Tennessee
County of ~~Rutherford~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Quynh-Anh Kibler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2019

William E. Groner
Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GRONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quynh-Anh Kibler and Thomas Brandon Kibler	New Owner	180040A00500CO
(NAME)	(NAME)	
2205 Maple Grove Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph C. Duncan II, Trustee of the Duncan Legacy Trust dated 1-28-19,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Quynh-Anh* Kibler and Thomas Brandon Kibler, wife and husband ,** 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: * Dang

BEING Lot No. 5, Section One, on the Plan of Highland Creek, as shown by plat of record in Plat Book 9700, Page 959 and 960, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph C. Duncan II, Trustee of the Duncan Legacy Trust dated 1-28-19 by deed from Sue M. Duncan, dated 1-28-19 of record in Instrument #201902070011745, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2205 Maple Grove Lane, Nashville, TN 37211
(House Number) (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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 9700, PAGE 959, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KH-19-X205

Witness my hands this 16th day of May, 2019.

Joseph C. Duncan II, Trustee
Joseph C. Duncan II
Trustee of the Duncan Legacy Trust dated 1-28-19

State of Tennessee
County of Rutherford

Personally appeared before me Joseph C. Duncan II, Trustee of the Duncan Legacy Trust dated 1-28-19, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2019.

Notary Public Carla R. Dillard
My Commission Expires: 2.8.24

File No.: 1431

