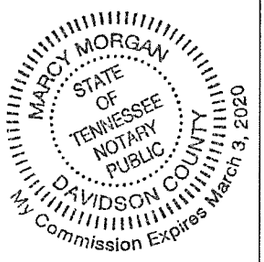
Karen Johnson Davidson County
Batch# 278434 DEEDWARR
09/03/2019 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20190903-0088455

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $319,900.00. Affiant Subscribed and sworn to before me, this the 29th day of August, 2019. Notary Public My commission expires: 3-3-20

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laura Koerth Christian Parks	New owner	071-07-0F-008.00-CO
105 Duke Street #8		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUKE STREET LIMITED PARTNERSHIP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA KOERTH AND CHRISTIAN PARKS**,* 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: *wife and husband

Land situated in Davidson County, Tennessee, being Unit No. 8, as established in Declaration of Covenants, Conditions and Restrictions for 105-107 Duke Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180726-0073165, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Frank A. Allen Et Ux, Bertha M. Allen by Warranty deed from Curtis R. Detharidge Et Ux, Prasetyawati Detharidge of record in Book 7450, page 941, Register's Office for Davidson County, Tennessee, dated January 8, 1988 and recorded on January 19, 1988.

Bertha M. Allen died August 26, 2010 leaving husband Frank A. Allen, Sr. Frank Arnold Allen, Sr. died November 8, 2012 leaving Frank Arnold Allen, Jr. and Lee Gordon Allen as his sole heirs at law per Affidavit of Heirship recorded at Instrument No. 20140224-0015770.

Being a portion of the same property conveyed to Frank A. Allen, Jr. and wife, Junifer Marie Allen by Quitclaim deed from Lee Gordon Allen and wife, Denise Allen of record in Instrument No. 20170727-0075923 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 27, 2017.

Being a portion of the same property conveyed to Steven I. Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996, as amended by Warranty deed from Frank A. Allen Jr. and wife, Junifer Marie Allen of record in Instrument No. 20171205-0123709 and 20171205-0123710 Register's Office for Davidson County, Tennessee, dated December 4, 2017 and recorded on December 5, 2017.

Being a portion of the same property conveyed to Duke Street Limited Partnership, a Tennessee limited partnership by Quitclaim deed from Steven I. Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996 of record in Instrument No. 20181207-0119702 Register's Office for Davidson County, Tennessee, dated December 5, 2018 and recorded on December 7, 2018.

Being also known as 105 Duke St. No. 8 Nashville, TN 37207.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 105 Duke Street #8, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2019.

Duke Street Limited Partnership
By: Legacy South Builders, LLC, its General Partner

By: _____
Name: Frank Elmo Neal, IV
Title: Chief Manager

Returned to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank Elmo Neal, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Legacy South Builders, LLC, General Partner of the Duke Street Limited Partnership, a Tennessee LP, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said entity/partnership for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2019.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)