**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 300909 DEEDWARR
10/15/2019 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $669.70
20191015-0105504

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 181,000.00

Affiant Signature

Subscribed and sworn to before me on this the 11th day of September, 2019

Notary Public

My Commission expires 5 / 15 / 2021

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**NAME AND ADDRESS OF PROPERTY OWNER:**
Eric Roberts
422 Chadwell Drive
Madison, TN 37115-4533
**SEND TAX BILLS TO:**
New Owner
**MAP AND PARCEL NUMBER: Tax ID #: 05103007400**

# WARRANTY DEED

**19NT01011**

Effective the 11th day of ~~September,~~ October mc 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**JEREMY DUKES AND SALLIE A. DUKES**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**ERIC ROBERTS, UNMARRIED**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 23 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Jeremy Dukes and Sallie A Dukes, by Quitclaim Deed from Sallie Dukes POA for Jeremy Dukes 01/25/2011\\01/26/2011 in Document No. 20110126-0007148, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 422 Chadwell Dr, Madison, TN 37115.

Tax ID: 05103007400

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the ~~9~~ 11th day of ~~September~~ October, 2019**

Jeremy Dukes

**Jeremy Dukes**

Sallie A Dukes

**Sallie A. Dukes**

State of ~~Tennessee~~ MK Florida
County of ~~Davidson~~ MK Broward

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jeremy Dukes and Sallie A. Dukes, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 11th day of ~~September~~ MK October, 2019.

Maria Resto

Notary Public

My commission expires: 02-25-2020

MARIA RESTO
Notary Public - State of Florida
Commission # FF 964534
My Comm. Expires Feb 25, 2020

**Certificate of Authenticity**

**I, Christy Jones, do hereby make oath that I am a license attorney and/or 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.**

Christy Jones

**Signature**

**State of** Tennessee

**County of** Davidson

**Personally appeared before me** Stephanie Coleman, **a notary public for this county and state,** Christy Jones **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Stephanie Coleman

**Notary's Signature**

**My Commission Expires:** 3-21-23

**Notary's Seal (If on paper)**

STEPHANIE COLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY