This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192316

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$70,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of November, 2019.

Notary Public
My Commission Expires 3-23

Karen Johnson Davidson County
Batch# 316607 **DEEDWARR**
11/18/2019 09:18:00 AM 3 pgs
Fees: $18.00 Taxes: $259.00

20191118-0118382

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2019, among:

DAVID DUKE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WANDA WILLIAMS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, Being Lot No, 9 on the Map of due West Valley acres, not of record, in the 11th civil District of Davidson County, Tennessee, described according to a survey thereof made by H.R. Swann, Jr, surveyor, April 10, 1947, as follows:

Beginning at a point on the Northerly margin of due West avenue at the corner of lots Nos. 9 and 10; thence with the line between said two lots Northerly 550.44 feet to a point; thence Southerly 535.3 feet to the North margin of due West avenue; thence with the margin of same Easterly 100 feet to the beginning.

Being the same property conveyed to Clifford L. Duke, Sr. and wife, Mary A. Duke, as tenants by the entireties by Warranty deed from Virgil C. King and wife, Nadine H. King of record in Book 1134, page 489, Register's Office for Davidson County, Tennessee, dated May 15, 1967 and recorded on May 24, 1967.

Being the same property conveyed to Morris Levine by Quitclaim deed from Clifford L. Duke, Sr. and wife, Mary A. Duke of record in Book 247, page 729, Register's Office for Davidson County, Tennessee, dated February 07, 1984 and recorded on March 13, 1984.

Being the same property conveyed to David A. Duke, Jr. by Quitclaim deed from Paul Henry Duke and wife, Mary Francis Duke of record in Book 8088, page 509, Register's Office for Davidson County, Tennessee, dated April 11, 1990 and recorded on April 16, 1990.

Being the same property conveyed to Mary A. Duke, a widow by Quitclaim deed from David A. Duke, Jr., unmarried of record in Book 8338, page 779, Register's Office for Davidson County, Tennessee, dated April 24, 1991 and recorded on April 26, 1991.

Being the same property conveyed to David Duke and Patsy Duke by Quitclaim deed from Mary A. Duke, a widow of record in Book 9967, page 576, Register's Office for Davidson County, Tennessee, dated February 27, 1996 and recorded on March 04, 1996. David Duke and Patsy Duke were married at the time they took title to the Premises and were never legally separated or divorced. Patsy Duke died on or about July 02, 2019 leaving David Duke as the surviving tenant-by-the-entireties.

Being also known as 1032 Due West Ave Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

David Duke SR

David Duke

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, David Duke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2019.

T. P. BOSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Wanda Williams
Address: 1032 Due West Ave
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Wanda Williams
Address: 1804 Brook Valley
City, State, Zip: Mt Juliet TN 37123

Tax ID: 05101000300