This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 318341 DEEDWARR
11/22/2019 08:57:04 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20191122-0120656

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ELIZABETH ROY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT A, ON THE PLAN OF HOMES AT 1618 PORTER AVE, A HORIZONTAL PROPERTY REGIME CREATED PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANNOTATED SECTION 66-27-101, ET SEQ, BY RECORDATION OF A MASTER OF RECORD AS INSTRUMENT NO 20181105-0109625, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TOGETHER WITH ALL THE APPURTENANT UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS PROVIDED FOR UNDER THE TERMS AND PROVISIONS OF THE AFORESAID MASTER DEED IN THE PERCENTAGES NOW SET, OR AS MAY BE HEREAFTER SET IN ACCORDANCE THEREWITH.

TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS DESIGNATED AS APPURTENANT TO UNIT A IN THE MASTER DEED ABOVE DESCRIBED.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO DUNCAN FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY WARRANTY DEED FROM CHARLES EVANS III, UNMARRIED, AND DOUGLAS EVANS, UNMARRIED, DATED SEPTEMBER 20, 2018, OF RECORD AS INSTRUMENT NO 20180921-0093861, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1618A PORTER AVE, NASHVILLE, TN, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of November, 2019.

DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: Loy K. Duncan
LOY K. DUNCAN, PARTNER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared LOY K. DUNCAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP the within named bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

DONE at offices in Clarksville, TN, on this the 15th day of November, 2019.

NOTARY PUBLIC
My commission expires: 12-13-21

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 420,000.00.

Affiant

Subscribed and sworn to before me, this the 15 day of November, 2019.

NOTARY PUBLIC
My commission expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Address New Owner(s) as follows:
ELIZABETH ROY
1618A PORTER AVE
NASHVILLE, TN, 37206

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
072 15 2J 001.00